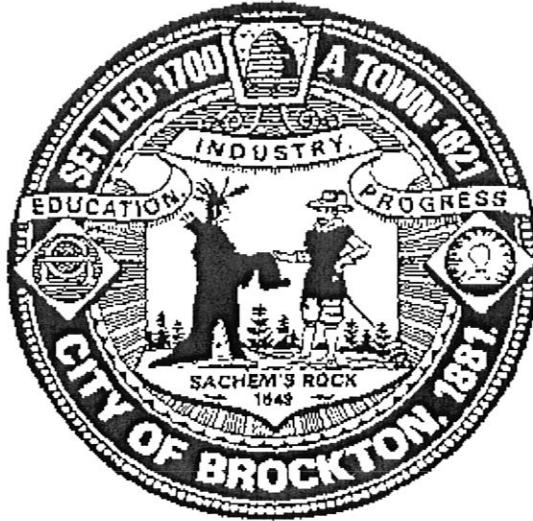


CITY OF BROCKTON MASSACHUSETTS



FY2008 Consolidated Annual Performance and Evaluation Report (CAPER)

July 1, 2008 to June 30, 2009

CDBG & HOME Programs



First Program Year CAPER

The CPMP 1 Version 2.0 Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

GENERAL

Executive Summary

This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the first year.

Program Year 1 CAPER Executive Summary response:

On July 1, 2008, the start of the first program year, the City of Brockton issued an administrative amendment transferring responsibility for administration of the CDBG program to Building A Better Brockton, Inc. (BBB) and for the HOME program to the Brockton Housing Authority (BHA); memoranda of understanding (sub-recipient agreements) were entered by the City and these agencies respectively.

During FY2008 there were no changes in program objectives, but there have been substantial changes in strategies and systemic program delivery. The City believes the designation of BBB and the BHA as sub-recipients has substantially enhanced the City's program delivery capacity and integrated vision for housing and community development. Later in the year the city built upon this arrangement with an inter-agency agreement with the United Way to better manage continuum of Care strategies and actions. The City believes this arrangement provides a template for the more effective management of available resources to better meet community needs.

In the course of the program year, the City undertook several other changes in the programs by means of substantial amendments so as to accommodate additional fund allocations and changing circumstances. Specifically these were:

- **Neighborhood Stabilization Program (NSP)** with \$2,152,979 in federal funds and an additional \$1,050,000 allocated by the state.
- **CDBG-R** (ARRA funds) with \$398,596 allocated to repave streets

These resources have now been successfully integrated into ongoing program operations.

Also, though not adopted until August 2009, during the program year, the City of Brockton formulated certain changes to economic development strategy, substantially broadening the scope of activities that could be undertaken. Working

through the nonprofit community-based Brockton 21st Century Corporation, BBB will utilize funds to provide patient, interest free declining balance forgiveness loans for façade improvements in the downtown central business district and if funding allows, in other neighborhood business districts including the Campello and Montello sections of the City.

In spite of the administrative changes in operational responsibility for the CDBG and HOME programs, as well as the added responsibility of new NSP and CDBG-R awards, and lastly the changes in economic development focus, the City of Brockton believes it has substantially met its responsibilities for FY2008. Major HOME funded projects are complete or well underway; the rescue of foreclosed properties initiative has been enhanced by additional federal and state funding and is now well underway; and all public service projects have been completed to the benefit of many low and moderate income residents. Lastly re-tooled economic development initiatives are now poised to begin in earnest and are expected to yield greater job creation and retention results for Brockton residents.

General Questions

1. Assessment of the one-year goals and objectives:
 - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.
 - b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.
 - c. If applicable, explain why progress was not made towards meeting the goals and objectives.

In 2007, the City of Brockton prepared, a new Five Year (FY2008-FY2012) Consolidated Submission of the Community Development and HOME Programs together with a One Year Plan. The current one year plan is for FY2008 Community Development Block Grant Funds (CDBG) and the FY08 HOME Investment Partnerships Program Funds (HOME).

On July 1, 2008, the start of the first program year, the City of Brockton issued an administrative amendment transferring responsibility for administration of the CDBG program to Building A Better Brockton, Inc. (BBB) and for the HOME program to the Brockton Housing Authority (BHA); memoranda of understanding (sub-recipient agreements) were entered by the City and these agencies respectively.

Also in the course of the program year, the City undertook several other changes in the programs by means of substantial amendments so as to accommodate additional fund allocations and changing circumstances. Specifically these were:

Neighborhood Stabilization Program (NSP)

On December 1, 2008 the City of Brockton, pursuant to the provisions of the Housing and Economic Recovery Act of 2008, submitted a proposal for its allocation of funding for the Neighborhood Stabilization Program for the redevelopment of abandoned and foreclosed homes and residential properties in the City of Brockton. The proposal was in the form of a so called "Substantial Amendment" to its FY2008

Annual Plan for CDBG and HOME funds. The Brockton NSP program created via this Substantial Amendment took a coordinated approach to the foreclosed and abandoned housing crisis by funding a number of initiatives aimed at: rescuing and restoring vacant houses to useful occupancy; counseling those in danger of foreclosure; demolishing dangerously deteriorated properties that had become blighting influences on neighborhoods; and providing first-time buyer assistance for certain of these properties. All activities were to be undertaken in low and moderate income areas most impacted by the national housing crisis.

Five of the seven sub-recipients have executed contracts with Building A Better Brockton (BBB). The two remaining contracts are being executed with Community Development Assistance Corporation and Old Colony YMCA. Four of the five with executed contracts have begun implementing the projects as defined by our NSP participation. Engaged Ministries Inc. has a contract in place but is working to developing its capacity to participate in the program. Listed below are the four sub-recipients who are actively working the program as follows:

Southeastern Massachusetts Affordable Housing Corporation (SMAC) - has acquired two foreclosed properties in our target neighborhood; 88-90 Highland Street (3-units from Deutsche Bank) and 100 Highland Street (2-units from U.S. Bank). Currently they are in the process of establishing their work write up and sources & uses budgets for each property.

Neighborhood Housing Services Inc. (NHS) Brockton Office- has identified two properties (28 Lexington Street (3-units) and 22 Noyes Avenue (single-family) through National Community Stabilization Trust (NCST) program. As the only HUD qualified counseling agent in the City of Brockton, after the reporting period NHS completed three (3) homebuyer counseling sessions in Cape Verdean, in Spanish and In English.

Brockton Economic Development Council Corporation (BEDCC)- has 65 Lawton Avenue (single-family from Chase Bank) under agreement; these are scheduled to close October 15, 2009; it is also in the process of putting 85 Albert Street (single-family from Bank of America) under agreement with a closing date of October 20, 2009. Both properties were identified through the National Community Stabilization Trust (NCST) program. BEDCC has also established a memorandum of understanding with NHS on providing homebuyer training to its participants.

Self-Help Inc. - has relocated their housing and education programs to the City of Brockton. As of August 15th Self Help Inc. hired its Housing Acquisition & Program Coordinator (Anthony Deoliveira); Mr. Deoliveira is scheduled to attend HUD Certification course for Homebuyer Training in November 2009. Self Help has outlined and held their first "Landlord Education" course (3 sessions) on September 8, 2009 (3 consecutive Tuesday evenings) through September 22, 2009. Self-Help Inc. is pursuing HUD certification to perform First Time Homebuyer and Homebuyer trainings.

NEIGHBORHOOD STABILIZATION PROGRAM (Federal) \$2,152,979.00

	BUDGETED	EXPENDED
1. Administration	\$215,298.00	\$115,418.60
2. Program Delivery	\$148,169.00	\$00.00
3. Acquisition	\$990,865.00	\$00.00
4. Rehabilitation	\$369,005.00	\$00.00
5. Homebuyer Counseling/Education	\$29,883.00	\$00.00
6. Down Payment Assistance	\$173,130.00	\$00.00
7. Marketing Brockton Properties	\$25,000.00	\$00.00
8. BBB Bucket Funds	\$201,629.67	\$00.00
TOTAL	\$2,152,979.00	\$145,761.20

NEIGHBORHOOD STABILIZATION PROGRAM (State) \$1,050,000.00

	BUDGETED	EXPENDED
1. Administration	\$50,000.00	\$00.00
2. Acquisition	\$488,069.56	\$00.00
3. Rehabilitation	\$181,930.00	\$00.00
4. Homebuyer Counseling/Education	\$12,616.67	\$00.00
5. Down Payment Assistance	\$87,000.00	\$00.00
6. BBB Bucket Funds	\$230,383.33	\$00.00
TOTAL	\$1,050,000.00	\$00.00

CDBG-R

CDBG-R - \$398,596.00

	BUDGETED	EXPENDED
Street Resurfacing	\$358,736.00	\$00.00
Administration	\$39,860.00	\$00.00
TOTAL	\$398,596.00	\$00.00

CDBG-R Activity #1 - Street Resurfacing:

During the program year HUD notified the City that it was entitled to receive additional CDBG funds under the provisions of the American Recovery and Reinvestment Act. The city chose to utilize these funds for repair and resurfacing of 6 substandard and/or deteriorated streets (approximately 2970 linear feet in total) in predominantly low and moderate income residential neighborhoods (census tracts 510503, 511000, 511200, 511,500, 511600, and 511701)

<u>Street</u>	<u># housing units</u>	<u>Census Tracts</u>
1. Beaumont Avenue	4	511200
2. Nye Square	8	510800

3. Stevens Avenue	7	511400 - 511500
4. Nazarene Avenue	1	510503
5. Winsten Street	5	510501 - 510100
6. Parker Street	33	511000

Eligibility and National Objective Criteria: This is an eligible activity under Sec. 570.201 (c) – reconstruction of public facilities. This activity meets National Objective criteria under Sec. 570.208 (a) (1) area benefit in that at least 51% of the residents of these reconstructed streets are low and moderate income persons. An estimated 58 households will benefit from the reconstruction of these six streets.

Substantial Amendment – Economic Development

Though not adopted until August 2009, during the program year, the City of Brockton formulated certain changes to economic development strategy, substantially broadening the scope of activities that could be undertaken. Working through the nonprofit community-based Brockton 21st Century Corporation, BBB will utilize funds to provide patient, interest free declining balance forgiveness loans for façade improvements in the downtown central business district and if funding allows, in other neighborhood business districts including the Campello and Montello sections of the City. Annual declining balance loans will be for a term of five/ten years and CDBG funds will provide up to 50% of the cost of improvement projects; CDBG funds must be matched dollar for dollar by bank and/or private funds. It is anticipated that most individual CDBG declining balance forgiveness loans will be in the range of \$2,500 - \$5,000 per business property but the minimum loan amount shall be \$2,500; a waiver to increase the amount per business property to \$10,000 may be granted by BBB's Board of Directors in individual cases where the Board determines such action will materially improve conditions in the surrounding business district. Larger investments may be made to upgrade key anchor business properties in the districts above described. Short term subordinate loans of up to \$250,000 in CDBG funds may be made for major building acquisition and/or rehabilitation that will leverage substantial private investment and/or financings from other public and private sources. In cases where the benefit to the City of Brockton is judged to be substantial in terms of leveraged investment and job creation/retention, the Board of Directors may grant a waiver to convert such short term debt to permanent subordinate debt on commercially reasonable terms. All code violations will be corrected in assisted business properties. Any program income (loan repayments) will be utilized for future loans under these programs. Brockton 21st Century Corporation will monitor the loans to determine that at least one full-time equivalent job has been created or retained for each \$35,000 of CDBG funds advanced. Brockton 21st Century Corporation may use a portion of these funds for reasonable program delivery costs. With these CDBG funds, to the greatest extent possible, BBB and Brockton 21st Century Corporation will strive to leverage private investment in the form of equity or credit investments in these businesses. CDBG funds may also be used at the discretion of the city for Special Economic Development activities consistent with Sec. 570.203 and Sec. 570.209 including acquisition, construction, reconstruction, rehabilitation or installation of commercial or industrial buildings, structures, and other real property equipment and improvements, related infrastructure and other improvements that will encourage and support longer term

business expansion efforts and job creation/retention. Consistent with Sec. 570.203, CDBG funds may be provided as grants, loans, loan guarantees, or interest supplements; funds may also be used to provide economic development services including program marketing and technical assistance as more fully described in Sec. 570.203 (c).

An assessment of the **City of Brockton's First Year of the Five Year (2008 thru 2012) Consolidated Plan** would indicate that all activities and objectives identified under the **FY 2008 Action Plan** have been launched in earnest and if presently not completed, are now well underway.

Total CDBG FY2008 Entitlement - \$1,469,027.00

	<u>BUDGETED</u>	<u>EXPENDED</u>
Rescue of Foreclosed Homes:	\$279,873.00	\$00.00
Public Services:		
Anti-Crime Patrols	\$150,000.00	\$150,000.00
East Side Cosgrove Pool	\$50,000.00	\$45,510.00
David Jon Louison Family Center	\$4,500.00	\$4,500.00
Father Bill's & Mainspring	\$2,500.00	\$2,500.00
Dorn-Davies Senior Center (BAMSI)	\$2,054.00	\$2,054.00
Camp Massasoit	\$4,500.00	\$4,087.14
Womansplace Crisis Center	\$4,500.00	\$4,500.00
Associacao Cabo Verdiana de Brockton, Inc.	\$2,300.00	\$2,300.00
Public Services sub-total	\$220,354.00	\$215,451.00
Economic Development:		
Storefront improvement grants/rebates (Amended - August 2009)	\$200,000.00	\$0.00
War Memorial/ Civic Center Accessibility:	\$420,000.00	\$176,179.00
Contingencies:	\$55,000.00	.00
Planning:		
New One Year Action Plan	\$10,000.00	.00
General Office Administration:	\$283,800.00	\$244,043.21
TOTAL	\$1,469,027.00	\$635,673.21

HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM

Total HOME FY2008 ALLOCATION - \$758,644.00

	<u>BUDGETED</u>	<u>EXPENDED</u>
CHDO	\$442,000.00	\$178,679.00
HOME Homeowner Rehabilitation:		
Deferred Loans/Grants	\$40,784.00	0.00
Father Bill's & Mainspring SRO:	\$100,000.00	0.00
First Time Buyer Assistance:	\$100,000.00	38,310.00
HOME Administration:	\$75,860.00	54,664.00
TOTAL	\$758,644.00	\$271,653.00

NOTE: THE FOLLOWING FY07 PROJECTS WERE COMPLETED BY THE BHA DURING THIS REPORTING PERIOD AND ARE THUS INCLUDED IN THIS CAPER.

	FY07 Program Expenditures
CHDO	\$565,000.00
Substantial Rehab	<u>109,683.00</u>
TOTAL	\$674,683.00

TOTAL HOME EXPENDITURES FOR THE PERIOD 7/1/08-6/30/09 IS \$946,336.00

2. Describe the manner in which the recipient would change its program as a result of its experiences.

As a result of its first year experiences, the City of Brockton would in future years provide greater flexibility with respect to its response to the housing foreclosure crisis by allowing demolition of derelict properties creating blighting influences to be among the tools in its CDBG kit. In a similar vein, the City would provide for a greater range of economic development activities within its future one year future plans.

3. Affirmatively Furthering Fair Housing:
- Provide a summary of impediments to fair housing choice.
 - Identify actions taken to overcome effects of impediments identified.

The City of Brockton, acting through Building A Better Brockton, Inc. has over a period of years undertaken several key actions with respect to an analyses of Impediments to Fair Housing Choice. The first was a carried out and completed in January, 1994. The report indicated that there were no impediments identified nor

were there any housing discrimination cases reported to any agency in the city. An updated Analysis of Impediments to Fair Housing Choice was carried out and completed during Calendar Year 2002. It determined there was no evidence of any institutional discrimination whatsoever in Brockton. It found there was only anecdotal evidence of subtle discriminatory practices on the part of smaller private property owners. High housing costs and lack of resources and opportunities to develop new housing units are the primary factors limiting access to affordable housing in Brockton. Brockton's economic development policies will create new job opportunities and thus greater access to affordable housing opportunity for many lower income residents; and Brockton's public agencies do a good job of promoting housing rights and housing choice through administration of their housing assistance programs and management of their housing developments.

In March of 2004, Brockton prepared an Addendum to the Analysis of Impediments carried out in 2002. The Addendum addressed various issues raised by HUD with respect to the original AI. In March of 2007, Brockton conducted a Fair Housing Forum for various Brockton Area Housing Officials, organizations and interested citizens. Various groups, non-profit agencies, realtors, city government officials, and interested citizens were invited to attend the housing forum to discuss the issues of rental housing and homeownership. Some of the issues discussed were regarding the difficulties for potential tenants or homeowners to obtain housing in the city, ie - refusal to sell or rent, discrimination, denial of reasonable accommodation, harassment, etc. Discussions also took place regarding federal and state fair housing laws as they relate to lead paint and specifically people with disabilities. Discussion took place on how the community can support and uphold the Fair Housing Laws. Other items discussed were protected classes; discriminatory actions, properties covered and remedies. Participants prioritized activities to focus on for the next several months such as carrying out surveys by tenants, service providers, real estate agents brokers, property owners, lenders and others; to hold a broader meeting to discuss the survey results for future content in an updated Analysis of Impediments. The BBB will undertake a new Analysis of Impediments to Fair Housing Choice in program year 2009.

4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

Obstacles to meeting underserved needs are clearly attributable to insufficient resources with which to address growing needs. As federal and state assistance to urban areas, notably CDBG and HOME, for years continued to be reduced, housing and public service needs continued to grow exponentially. As have other cities throughout the country, Brockton has been experiencing myriad new housing and social problems stemming from the sub-prime mortgage/foreclosure crisis. Brockton in 2006-2007 was ranked as having the second highest foreclosure rate (a multiple of 5.2 of the statewide median). Throughout Program Year 1 (FY2008) the City of Brockton worked tirelessly alongside a multitude of providers and programs at all levels of government and in the private sector to craft strategies and responses to this national housing crisis. The City of Brockton has contracted with a number of housing service providers to utilize its federal Neighborhood Stabilization Programs funds \$2,152,979.00 as well as an additional allocation of \$1,050,000 for a variety of targeted efforts to acquire and rehabilitate vacant and deteriorated homes, to market rehabilitated properties, to counsel first time buyers and to provide them with down payment assistance, among other things. The City and its sub-grantees

seek, and will continue to seek, and utilize any new public and private mechanisms that become available which could further meet underserved needs and it will continue to seek out creative local approaches to addressing local needs.

5. Leveraging Resources

- a. Identify progress in obtaining "other" public and private resources to address needs.
- b. How Federal resources from HUD leveraged other public and private resources.
- c. How matching requirements were satisfied.

CAPER General Questions response:

a. CDBG – The City of Brockton has worked to obtain other resources with which to better address identified needs and has succeed to some degree, specifically with respect to the foreclosure crisis. The City has secured both federal and state NSP funds which in turn are leveraging other private and public resources to rehabilitate and market derelict properties and to train and place low and moderate income first time buyers back in the properties. With respect to the War Memorial, HUD EDI funds have been secured to help continue this ongoing restoration and rehabilitation project and the City continues to seek private contributions and support. In terms of Economic Development, the lending/financing tools are being substantially reformatted as a means of leveraging larger levels of private investment and conventional lending; substantial progress will be made in this area in the FY2009 program year. Lastly, public service organizations assisted with CDBG funding were aided during the program year in sustaining their ongoing operations and external fund raising efforts as they undertook the specific activities funded by CDBG.

HOME - The Pleasant Prospect neighborhood had suffered from decades of crime, decay and disinvestment. Using an infill housing strategy, the Brockton Housing Authority led a collaboration of public and private groups using volunteers, and public and private financing to create a mix of Energy Star-rated homes that are modular and stick built, homeownership and rental, and affordable and market priced. The project revitalized a four-block urban neighborhood that contained many undersized vacant lots. Private investment totaling over \$4,000,000 accompanied and followed the public investment, resulting in a total of 40 new homes. In addition to its quality, energy-saving, attractive new homes, Pleasant Prospect is a nucleus for further investment.

b. CDBG – FY2008 funding for the rescue of foreclosed properties in combination with \$2,152,979 in federal NSP funds leveraged an additional \$1.050,000 in state controlled NSP funds and all of these funds combined have been leveraging an as yet unquantified level of public and private resources – financial and other – aimed at this crisis. Leveraged with the CDBG funds allocated, the City of Brockton has secured a \$190,000 HUD EDI grant for the rehabilitation of building systems in the War Memorial building so that it can function as a regional performing arts center.

HOME - BHA used private financing in the amount of \$112,000 to combine with the HOME funds to complete the modular construction of a single family affordable home located at 64 Spring Street and a 3/3 bedroom affordable duplex located at 103-105 N Warren Ave. These units are rented to low income families. The homebuyer program was reinstated in Brockton. The BHA worked with Neighborhood Housing Services and the Brockton Housing Partnership Program, through its Buy Brockton Program, to assist income eligible home buyers with down

payment and/or closing cost assistance. Without this down payment assistance program many of these homebuyers would not have been able to purchase these properties and private financing would not have been obtainable. Private financing in excess of \$888,000 was invested in these properties. The HOME Funds down payment assistance program also combined with the Soft Second Loan Program, an MHP Subsidy in the amount of \$6,509.00, to assist a moderate income household to purchase a home.

c. CDBG – N/A

HOME - During FY08 HUD found the City of Brockton in fiscal distress and reduced its match liability by 50 percent. The Brockton Housing Authority Massachusetts Rental Voucher Program fulfilled the City's HOME Match obligation during the reporting period in the amount of \$812,742.00. This information is provided in the table below.

HOME Match Report

Excess Match from Prior Federal Fiscal Year	FY08 Match	FY08 Match Liability	Excess Match to Carry Over to next Federal Fiscal Year
\$607,638.00	\$812,742.00	\$111,459.00	\$1,308,921.00

Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

CAPER Managing the Process response:

As of July 1, 2008 – the start of the first program year – management of the CDBG and HOME programs shifted to Building A Better Brockton (BBB) and the Brockton Housing Authority (BHA) respectively under Memoranda of Agreement executed with the City of Brockton. Since that time, the level of cooperation and coordination among local human service, housing, and job resource and economic development providers has increased dramatically, with the office of the Mayor providing the focal point. BBB and the BHA have worked to implement the project and activities funded with FY 2008 CDBG & HOME funds with complimentary and often coordinated actions and processes. Both in turn have worked closely with the United Way, and other organizations such as Father Bill's & Mainspring, the Brockton Housing Partnership, Self Help, Inc. and myriad other community based organizations to coordinate the rescue and re-population of foreclosed homes; at the end of this reporting period no properties had been rescued but the organizational framework was emplaced and in the ensuing months rescue efforts began on 12 properties using CDBG, NSP and other related mechanisms. In terms of retrofit of the War Memorial, the BBB has worked closely with appropriate City Departments and by program year end had expended \$176,179.00 to upgrade electrical service and complete the handicapped accessibility retrofit of bathrooms. BBB is working closely with Brockton 21st Century Corporation to administer the Façade Improvements finance program and to create the new financing tools as permitted under the substantial amendment for economic development. Lastly, as BBB relies on the respective agencies and organizations to carry out the programs for which they received funding support in

accordance with the representations they made in their sub-recipient grant applications, BBB has increased its level of communication and interaction with these entities.

Significant aspects in the planning process

In addition to the publicly advertised Citizen Participation process which included notification of proposed substantial amendments and program amendments, the BBB and BHA continued to seek out and encourage input and involvement of public agencies, the business community, community-based organizations and other groups. Again under the auspices of the office of the Mayor BBB and BHA made great efforts to outreach and communicate with their community partners in terms of program performance and the identification of neighborhood needs and in recommending community development objectives, priorities and resource allocations. This included significant aspects of the process employed to develop the second year Plan (FY2009) Specifically: an in-depth review of data, annual reports, newsletters, and other information having regional and local significance; seeking public input at advertised public hearings and inviting written comments; participation in forums on housing and social service issues; collegial participation in collaborative groups focused on housing and social issues; outreach to public instrumentalities involved in housing, public works and public services, planning and community/economic development. The BBB and BHA relied heavily on these consultations in implementing programs and projects, on monitoring and evaluating performance and on developing the second program year plan. The City of Brockton acting by and through the BBB and BHA will of course encourage and maintain open lines of communications with all of these organizations and agencies throughout the life of the Strategic plan, in completing the first year plan, and in crafting and carrying out subsequent years' plans.

Citizen Participation

1. Provide a summary of citizen comments.
2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

CAPER Citizen Participation response:

1. Neighborhood Housing Services of the South Shore (NHS) is proposing to expand the City of Brockton's successful "Buy Brockton" program. NHS' ***Down-payment Assistance & Housing Rehabilitation Program*** would provide down payment & rehabilitation subsidies for individuals and families who choose to purchase a home in the City of Brockton. NHS is responding to Brockton's growing vacancy crisis with an initiative geared toward reversing the negative housing market trend through an aggressive home ownership & rehabilitation program and marketing campaign.

As the number of foreclosures continues to skyrocket, the number of vacancies will continue to climb. Vacant units are an issue for a variety of reasons, the most compelling being they effectively lower the value of surrounding units. They create costly problems for cities. They are a drain on city budgets. They detract from the quality of life, as well as the economic opportunities, of those living around them. They are an impediment to individual neighborhood redevelopment and, ultimately, to achievement of city-wide economic development goals.

The **Homeownership Down-Payment Assistance & Housing Rehabilitation Program's** objective is to extend the program by creating 24 new homeowners who will receive assistance in the form of a \$10,000 deferred loan down payment (at 0% interest) and up to \$30,000 in the form of a deferred 0% loan, both repayable to the **Program** upon resale or refinancing. Through this program buyers can purchase an abandoned or foreclosed home within the City of Brockton and rehabilitate the existing housing stock. By bringing homes into compliance with HQS (Housing Quality Standards), the **Program** will improve existing housing stock and, more importantly, play a key role in stabilizing neighborhood housing prices by filling vacant units with new, educated and qualified homeowners.

The **Program** proposes the rehabilitation of twenty-four (24) units city wide, through use of deferred payment and permanent loans and will require, on a unit by unit basis, compliance with Article II of the State Sanitary Code, de-leading, and asbestos removal, in addition to general rehabilitation.

NHS of the South Shore feels the Buy Brockton program is a successful model and with its expansion and the proper outreach we can have a serious impact in filling vacant homes with the City of Brockton.

Normand Grenier
Executive Director
NHS of the South Shore

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2. Per our discussion during today's Brockton Housing Partnership meeting, Neighborhood Housing Services respectfully requests that the Brockton 21st Century Corporation looks into using Neighborhood Stabilization Program funds for supporting a receivership program for foreclosed properties in Brockton. Perhaps an organization like Self help Inc. could possibly help in establishing this program.

Brian W. Moriarty, Director
Brockton Neighborworks Home Ownership Center
68 Legion Parkway
Brockton, MA 02301
(508) 895-1783
Email: b.moriarty@neighborhoodhousing.org

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3. As promised our discussion at the BHP meeting last week, I have read through the NSP and it seems a great job has been done covering the many issues at hand. I know this is a very cumbersome process and I commend folks on the work that has been done on this draft plan to date.

There are a few comments/suggestions that I offer:

(1) In section (B) there is no reference to using the Homebuyer Assistance in conjunction with the Buy Brockton Program – perhaps you do not want to be that specific, but the Worcester proposal is very clear about the use of these funds with Buy Worcester.

(2) In section (B) again you might want to address the need for rehabilitation that includes money from the NSP funds for lead paint abatement as no federal funds can be used by a borrower purchasing a home unless any lead paint in the home is abated. Currently the state has no lead paint abatement funds available and there is no other funding source for lead paint abatement. When I met with Worcester, they said their purchase and rehab funds through the state and federal grants allow them to abate lead paint.

(3) I also noticed in some of the other cities NSP plans, money from this fund is included for a rehabilitation specialist to be funded. If Brockton plans to do rehab or oversee rehab jobs on some of the cities distressed properties, this will likely be a necessity. NHS (when only in Quincy and in years gone by – I am not sure about now) had a rehab specialist for this type of work. A rehab specialist in Brockton may now be needed or may be helpful, and perhaps consideration should be given to using NSP funds towards this persons salary/compensation.

MassHousing has a P&R program, but some Brockton area lenders do not participate as they are concerned they do not have the qualified staff to oversee rehab. The MassHousing P&R Program would allow the lender to contract an approved non-profit Rehab Specialist, but currently there is no one in Brockton to contract with for this type of work. If there was a person in Brockton, they would likely see business through Buy Brockton and the MassHousing P&R Program.

(4) Last, in our discussion I mentioned that you may want to include monies in the NSP Substantial Amendment for demolishing "blighted structures" that are beyond repair and detrimental to the neighborhoods that Brockton is looking to stabilize.

Thanks,

Maureen Moriarty
Relationship Manager
MassHousing
One Beacon Street
Boston, MA 02188

Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

CAPER Institutional Structure response:

On July 1, 2008, by means of administrative amendment, the City of Brockton transferred responsibility for administration of the CDBG program to Building A Better Brockton, Inc. (BBB) and for the HOME program to the Brockton Housing Authority (BHA). This move was orchestrated so as to enhance the capacity of both the local housing and local community/economic development apparatus to deliver coordinated responses to identified needs and to better position the City to take advantage of emerging opportunities and changing circumstances.

In Brockton during the FY2008 program year, a great collaborative effort got underway among local government, community-based organizations, and private concerns to assemble and integrate all available federal, state, local and private resources so as to have the greatest possible impact in staving off the most threatening consequences of rising foreclosures and declining economic circumstances. There has been broad agreement that those resources are insufficient to address the growing scale of the problem but there has also been great determination to do the utmost to alleviate these conditions in Brockton so as to preserve and protect the substantial community development progress that has been achieved in recent years. During the program year, the BBB and BHA under the direction of the Mayor worked closely with the Brockton Housing Partnership and the Mayor's Economic Advisors to craft responses to quickly changing housing, economic development, and public service needs and circumstances.

Later in the year the City reached out to the United Way -in a similar arrangement under a Memorandum of Agreement - so as to better address the needs and marshal resources to help the City alleviate homelessness. In this way the City is more focused and acting in conjunction with the Plymouth County Housing Alliance, the Commonwealth of Massachusetts and others homeless service providers.

Monitoring

1. Describe how and the frequency with which you monitored your activities.
2. Describe the results of your monitoring including any improvements.
3. Self Evaluation

- a. Describe the effect programs have in solving neighborhood and community problems.
- b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.
- c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.
- d. Indicate any activities falling behind schedule.
- e. Describe how activities and strategies made an impact on identified needs.
- f. Identify indicators that would best describe the results.
- g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.
- h. Identify whether major goals are on target and discuss reasons for those that are not on target.
- i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

CAPER Monitoring response:

1. HOME: Rental - The Brockton Housing Authority (BHA), on a yearly basis, reviews all tenants' income and rents to make sure the families are still program eligible and any changes needed are made accordingly, if needed. The BHA checks all rental units on a yearly basis to ensure that property standards requirements are being met. Homebuyer - Mayor James E. Harrington committed \$100,000 of FY08 HOME Funds to Neighborhood Housing Services of the South Shore to assist qualified homebuyers participating in the Home Buyer Program. In February, 2009, the BHA entered into an agreement with Neighborhood Housing Services of the South Shore (NHS) to provide down payment and/or reasonable closing cost assistance for income eligible low- and moderate-income homebuyers. NHS used FY2008 HOME Funds, as provided by the Brockton Housing Authority, to act as Agent for the BHA in the administration of the HOME Homebuyer Assistance Program as identified in the City of Brockton's FY2008 Annual Plan. NHS provided all services in processing applications for potential assistance. Upon completion of an application the files were forwarded to the BHA for final approval of income eligibility and property standards. Weekly monitoring meeting took place between the Homebuyer Coordinator from NHS and the HOME Program Coordinator from BHS to review the status of current applicants and address any questions or concerns regarding the applications, homebuyer or property being purchased. To ensure long term affordability requirements of the HOME Program mortgages or restrictions of sale are filed with the Plymouth County Registry of Deeds on all rental, homebuyer and homeowner rehabilitation agreements. Recapture provisions are included in all homebuyer and homeowner rehabilitation agreements calling for repayment if the property is sold within varying time periods keyed to the amount of assistance. Subordinations and/or discharges are prepared on a case by case basis. **CDBG:** Public Services - As outlined in the FY2008 plan, BBB required, received and reviewed for accuracy quarterly performance and fiscal reports from all social service providers funded with CDBG resources; additionally BBB staff made mid-year site visits to each of these entities to observe operations and review source files first-hand. With respect to the War Memorial rehabilitation and retrofit project, the City of Brockton has used municipal (inspectional Services) personnel and consultant engineers to oversee construction work. BBB staff have made periodic inspections and have verifies payment requests and supporting documentation, including HUD forms 11 and weekly payroll forms. Contract bid documents stipulated participation

by Minority Business Enterprises (MBE) and Women Business Enterprises (WBE) to the greatest extent possible. As the economic development tools were being retooled throughout the program year there was really little or no activity requiring any formal monitoring.

2. HOME: Rental - No major violations of housing codes or other applicable regulations have been discovered; minor violations are quickly rectified upon inspection determination. Homebuyer - Weekly meetings between NHS and BHA were established after concerns the BHA raised with NHS during the first homebuyer application which were mainly timing issues and submitting proper paperwork in an orderly manner in order to meet closing deadlines. The weekly4 meetings have seemed to resolve these issues. Three homebuyers closed on properties with NHS during this reporting period. Due to the progress made by NHS the BHA extended its agreement with NHS through December 31, 2009, to complete the expenditure of the FY08 HOME Homebuyer Assistance Program funds. **CDBG:** Other than the occasional need for better and more timely record keeping, no circumstances or events have been revealed that require closer scrutiny or tighter monitoring procedures.

3. Self Evaluation

a. On the site of the former James Edgar School the BHA has a commitment with the City of Brockton to build 5 modular affordable rental units, one handicap accessible, to be owned and rented by the BHA over the course of a two to three year period. FY08 funds in the amount of \$410,000.00 have been committed to this project. Site work has been completed and one of the single family homes has been delivered. The other is expected in July 2009. The Brockton Redevelopment Authority demolished the deteriorated building during FY07 to help make this project feasible. The effort to rescue foreclosed and vacant deteriorated homes is spurring hope in affected neighborhoods that the most seriously cases of blight and instability are being targeted and will in time be improved or removed serving to stabilize those neighborhoods. The array of public services and targeted programs assisted with CDBG funds provide vital lifelines and assistance to low and moderate income persons in need of a wide variety of services, Public safety continues to be enhanced and improved for residents of the most crime-impacted areas of the City. The rehabilitation of the War Memorial improves accessibility for low and moderate income persons and particularly veterans for the services and public functions undertaken there. Lastly, the economic development programs now being retooled, are intended to create jobs and reduce crime incident influences therein improving the general quality of life in the community.

b. Pleasant Prospect Revitalization Project

The Pleasant Prospect Revitalization Project, identified previously in the *Leveraging Resources* section was a collaboration of public and private groups using volunteers, and public and private financing to create a mix of Energy Star-rated homes that are modular and stick built, homeownership and rental, and affordable and market priced. The project revitalized a four-block

urban neighborhood that contained many undersized vacant lots. Private investment totaling over \$4,000,000 accompanied and followed the public investment, resulting in a total of 40 new homes. In addition to its quality, energy-saving, attractive new homes, Pleasant Prospect is a nucleus for further investment. Pleasant Prospect was innovative for its large scale, collaboration with complementary project partners, (including Brockton city government, Brockton Redevelopment Authority, Old Colony YMCA, South Shore Habitat for Humanity and Brockton Interfaith Community Nehemiah) diversity of funding, use of modular homes to reduce construction time, and "green" Energy Star building standards. The BHA plans to use this project as a template for future revitalization projects. The Pleasant Prospect project has received local, state, regional and national recognition. The Mayor's Economic Development Summit rated the project as its top model for core neighborhood revitalization. In 2009 the project received the National Association of Housing & Redevelopment Officials (NAHRO) Award of Merit and its highest award, the Award of Excellence, for Program Innovation – Community Revitalization. The award programs were created to give national recognition to those housing and community development organizations that are finding innovative ways of making a difference in the lives of the people served by NAHRO members.

c. Three units of rental affordable housing on Spring Street (single family) and N Warren Avenue (duplex) were constructed and tenanted during the reporting period. These units were rented to two low-income and one extremely low-income family. Five moderate income families were assisted with down payment and/or closing cost assistance to purchase homes as first time homebuyers. The City has identified at least four derelict properties that are to be demolished using CDBG funds and NSP funds. These are properties that are dragging neighborhoods down and their removal will promote a suitable living environment in those neighborhoods. Support of certain of the public services aided with CDBG funds – particularly Work Express and Associacao Cabo Verdiana de Brockton, Inc. have served to increase economic opportunity for exclusively low and moderate income residents by helping them attain necessary job and English language skills.

d. Two HOME projects have fallen behind schedule. As indicated in the attached IDIS reports no funds were expended on the Homeowner Rehabilitation Program or the Work Express Supportive Housing Development. Homeowner Rehabilitation Program - Several phone calls were received during the reporting year from current homeowners seeking financial assistance to rehabilitate their homes. Due to limited funding, \$40,784, the program was not publicly advertised. Most calls were referrals from other public agencies. Of the phone calls received most were either over income; some properties required excessive rehabilitation in excess of funding available, or potential applicants did not follow up initial phone calls to complete the application process. One applicant did complete the application process at the end of the reporting period and the rehabilitation activity will be reported in the next year CAPER. Funding will be carried over in the FY09 Fiscal Year to complete this program. Work Express Supportive Housing Development – This project was originally to be undertaken by Father Bill's & Mainspring, Inc. On April 30, 2009 Father Bills & Mainspring transferred the property on Spring Street to a new single purpose Chapter 501(c)(3) entity, Work Express Housing. The agreement between the Brockton Housing Authority and Work Express Housing has been prepared. Once construction financing for the project is closed, the HOME documents will be executed in

conjunction with the various state loans(Housing Stabilization Funds - \$1,000,000; Housing Innovation Funds- \$1,000,000; and Affordable Housing Trust Fund - \$750,000) with Mass Housing Partnership. The closing on these loans is expected to take place in July, 2009, and the HOME documents will be executed at that time. Construction is expected to begin in the late summer/early fall of 2009. Rescue of Foreclosed homes has not proceeded as rapidly as had been hoped but the now amended activity is being coordinated effectively and efficiently with the larger resource programs being provided through the added resources of federal and state NSP grants. Likewise the retooling of the economic development assistance program that has occupied BBB for much of the program year is now substantially complete and should produce greater leveraging and more significant job creation/retention benefits than the narrowly defined program it replaces.

e. Specific housing objectives – As stated in the City of Brockton's FY08 Annual Plan the City intends to stabilize, improve and increase access to owner-occupied housing for low- and moderate- income residents, including addressing the community's significant needs related to the foreclosure crisis. The City also plans to stabilize, improve and increase the supply of affordable rental units for low- and moderate-income community members. The homebuyer assistance program improved access to five moderate income families to purchase housing otherwise unobtainable without the HOME Funds for down payment assistance and/or closing costs. To address the foreclosure crisis the BHA partnered with Southeastern Massachusetts Affordable Housing Corporation (SMAHC), a local non-profit to acquire and rehabilitate a vacant, foreclosed property located at 106 Ford Street. When completed three rehabilitated units of affordable housing will be available in the community. This project not only addressed the foreclosure crisis but also increased the supply of affordable rental units. Also increasing the supply of rental units in the community was the construction of three new modular units of affordable rental housing by the BHA on Spring Street (single family) and N Warren Avenue (duplex). These units were tenanted by two low-income and one extremely low-income family. Construction also began on two single family homes located at Plot 12 S. Fuller Street. These affordable rental units will also be rented to low-moderate income families when completed. Economic Development: Brockton has taken major steps to attract new job generating business to the community by such means as financial participation in the development of a new desalinization plant, clean-up of brownfields with state and local assistance, the designation of five districts under Chap 40R of the Massachusetts General Laws, through the use of Tax Increment Financing and through planning for major roadway improvement to facilitate access to development sites. Brockton has also targeted major downtown buildings for mixed re-use and major industrial/commercial sites for various types of growth industries such as food services and distribution. The CDBG funded economic development program has been redesigned during the program year to provide a greater array of tools to help achieve these goals and to better leverage both private investment and public economic development Incentives and mechanisms available at the state level. There is currently a major initiative underway to revitalize the downtown core and stem disinvestment occurring there; with the restructured CDBG economic development effort, CDBG funds may help secure funds from state Public Works Economic Development or Transit Related Development grants. The Mayor's Economic Advisors group has been actively engaged in this

repositioning of assets to better meet identified needs for economic development and job generation.

f. The SNAPSHOT of HOME Program Performance is a quarterly cumulative performance and accomplishment report from HUD tracking the HOME Program progress of participating jurisdictions (PJ). It measures the PJ's performance in delivering affordable housing assistance with the HOME Program Funds. During all of FY08 Brockton retained its No. 1 overall ranking in the state of Massachusetts, with a national ranking in the 99th percentile overall. This report is a great indicator of how well Brockton is meeting its goals. The best indicator of CDBG performance in the FY2008 program year in terms of repositioned and collaborative effort among many stakeholders acting in the public interest under the leadership of the Mayor's office is the coordinated marshalling of additional resources including: NSP federal and state funds, EDI funds, and Homelessness Prevention and Rapid Re-Housing Program funds.

g. The greatest barriers to increased availability of high-quality, affordable housing continues to be extremely limited public funding and more limited private sector interest in developing affordable housing in Brockton. Brockton has done much to create incentives to increase the supply of housing, including the adoption of zoning that will facilitate new development. Although the real estate market is currently in a severe downturn, the mortgages market is still tight, and rents and sale prices are still out of reach for many low- and moderate-income households due to rapid escalation in recent past years, combined with uncertainty in the market on the parts of buyers, sellers, financiers and investors. The condition of the existing housing stock in Brockton has deteriorated. Over 60% over the properties inspected for the homebuyer assistance program were not in compliance with applicable state and local housing quality standards and codes identified in 24 CFR Part 92.251 – Property Standards. This problem has dramatically affected the homebuyer program. Lead based paint continues to be an issue in both the homebuyer and homeowner rehabilitation programs. Potential applicants either have to search for a new property or continue without HOME assistance, which explains why only 5 homebuyers were assisted during the reporting period. The process has become very lengthy. Barriers to fulfilling the overall strategies and vision for the CDBG program and the implementation of the CDBG projects are unquestionably attributable to the transfer of administrative and operational responsibility to BBB and the need for BBB to build staff and develop capacity and the desire to reposition programs so as to increase effectiveness.

h. Major goals are on target. All FY07 funds carried over are committed and over 97% are expended. Only two projects from the FY08 Plan are behind target, as identified in 3d. above. The Rental Development – New Construction of two affordable rental units with the BHA are underway and the HOME Program has completed 5 homebuyers. The 32 unit SRO with Work Express Housing is expected to be underway in the late summer of 2009. Any remaining FY08 HOME Funds for homebuyers and homeowner rehab grants are being carried over into FY09 for completion. With a 24 month commitment deadline, at this time the BHA does not see a need to redirect these funds as the programs are assisting low to moderate income homeowners. All FY08 HOME Funds are expected to be committed within that deadline. With respect to the CDBG program two major goals are not yet fully on target. Specifically, this is the case with respect to rescue of foreclosed properties and economic development activities. Systemic matters continue to

be addressed and operation of the CDBG program has improved greatly in these areas. This will continue in FY2009. At the same time public facilities improvements and the delivery of public services have been entirely on target and the managerial and operational transfer to BBB has been relatively seamless.

- i. Neither BBB nor the BHA have identified any additional major adjustments or improvements that should be made to strategies and activities that would meet local needs more effectively.

Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

CAPER Lead-based Paint response:

According to the 2006 American Community Survey, 32,713 housing units in Brockton were built prior to 1980, and of these 21,728 were built before 1950. Lead was widely used in interior and exterior paint prior to 1978 when its use in paint was banned by the Environmental Protection Agency. No reliable calculation exists as to the number of Brockton housing units containing lead paint, although it can be assumed that a number of older properties, particularly those located in lower income areas, have lead paint present. Some properties have been de-leaded through various state and federal programs to encourage de-leading. To the extent permitted with limited financial and manpower resources, the City of Brockton undertakes systematic code enforcement inspections and when lead paint is detected, directs property owners toward programs created to assist in de-leading. These include the lead remediation program administered by Self Help, Inc., as well as the Brockton BHA's HOME-funded property rehabilitation program and MassHousing's "Get the Lead Out" program. These practices and policies were carried forward in the first year Action Plan. The rescue of foreclosed properties program as administered by BBB and the various initiatives funded through state and federal NSP grants also are including the remediation of lead-based paint hazards encountered in any targeted properties.

The Commonwealth of Massachusetts Department of Public Health operates a Childhood Lead Poisoning Prevention Program and publishes an annual "Childhood Lead Poisoning Screening and Incidence Statistics by Community". The data for the City of Brockton from July 1, 2001 through June 30, 2006 indicates that 88% of the children between nine (9) and 48 months old had been screened for elevated lead levels. The incidence of elevated levels of lead in the blood of these children was 3.1 cases per 1,000. This is higher than the statewide average of 1.0 cases per thousand and higher than the 1.9 cases per thousand average for high risk communities like Brockton. The BBB's predecessor, the BRA carried out housing rehabilitation activities for many years, routinely testing for lead paint in any unit to be rehabilitated with children under the age of 8 in residence. To the extent that housing rehabilitation is undertaken with first year Action Plan funds and within the budgetary constraints of the City's CDBG annual Entitlement and HOME allocation, this practice will continue. When the cost of de-leading exceeds program resources, the BBB and BHA will refer such cases to Self Help, Inc., a regional community based nonprofit organization that accesses federal and state resources

including Massachusetts "Get the Lead Out" funds to remove lead paint hazards from older properties. It is expected and planned that certain rescued foreclosed properties will require lead paint remediation; in such cases Self Help, Inc. is being to assist in assessment and lead paint remediation through its and expertise and specialized programs.

HOUSING

Housing Needs

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe Actions taken during the last year to foster and maintain affordable housing.

CAPER Housing Needs response:

The City of Brockton in FY2008 worked to stabilize, improve and increase access to affordable owner-occupied housing for low- and moderate-income residents, including addressing the community's significant needs related to the foreclosure crisis. The City also worked diligently to stabilize, improve and increase the supply of affordable rental units for low- and moderate-income community members as well as residents with special housing and service needs. In FY2008 the city sought to achieve these objectives by means of the projects described in the following section.

Specific Housing Objectives

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.
2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.
3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.

CAPER Specific Housing Objectives response:

Annual Plan objective: Rescue of Foreclosed Homes

Priority: Owner Occupied Housing

Objective: Decent Housing [DH-1.1]

Summary: In an effort to prevent the growing number of foreclosures in Brockton from decreasing the supply of affordable housing and from destabilizing neighborhoods through the presence of deteriorating vacant homes, the BBB is working through the Brockton Housing Partnership, seven community-based

organizations and other parties to rescue some of these properties and return them to productive use and occupancy by low- and moderate-income families. CDBG funds are targeted to acquisition and rehabilitation of foreclosed single family homes to be re-sold to low and moderate-income families under existing First Time Home Buyer programs. Down Payment Assistance for properly qualified and trained low and moderate-income First Time Home Buyers.

Progress: The annual plan anticipated the rescue of 4 vacant/deteriorated units of housing. At program year end none had yet been rescued, but sub-grantees were well along in planning to acquire/rehab such properties.

Annual Plan objective: CHDO – New Construction

Priority: Rental Housing

Objective: Decent Housing [DH-1.2]

Summary: HOME funds to assist in the construction of five (5) new low-income rental housing units. These are to be developed in conjunction with the Brockton Housing Authority on the site of the soon to be demolished surplus Edgar School building. The Brockton Housing Authority combined HOME funds with other funding under its control to undertake this project. These Energy Star compliant units will be owned and operated by the Brockton Housing Authority – the local CHDO. The Brockton Housing Authority will maintain these units in its public housing inventory. Tenants of these units will be eligible low-income families.

Progress: The Brockton Redevelopment authority demolished the school building in FY2007. The entire site has been cleared and prepped for construction, one modular single family has been delivered on site with another delivery expected for July 2009. One of the units will be constructed specifically as handicapped accessible.

Annual Plan objective: Homeowner Property Rehabilitation Assistance

Priority: Owner Occupied Housing

Objective: Decent Housing [DH-3.1]

Summary: HOME funds utilized to provide property rehabilitation assistance to income eligible home owners to correct state and local code violations. Low and moderate-income owner occupants of single family homes city-wide may be eligible for deferred loans/grants for this purpose of correcting code violations. Recapture provisions are required in all rehabilitation agreements with homeowners calling for repayment if the property is sold within varying time periods keyed to the scope of rehabilitation activity. Two (2) or three (3) homes were expected to be rehabilitated during the program year. Rehabilitation assistance was to have possibly been used in combination with funding allocated to ***Rescue of Foreclosed Homes*** as necessary.

Progress: Several phone calls were received during the reporting year from current homeowners seeking financial assistance to rehabilitate their homes. Due to limited funding, \$40,784, the program was not publicly advertised. Most calls were referrals from other public agencies. Of the phone calls received most were either over income; some properties required excessive rehabilitation in excess of funding available, or potential applicants did not follow up initial phone calls to complete the application process. One applicant did complete the application process at the end of the reporting

period and the rehabilitation activity will be reported in the next year CAPER. Funding will be carried over in the FY09 Fiscal Year to complete this program.

First Time Homebuyer Assistance

Priority: Owner Occupied Housing

Objective: Decent Housing [DH-2.1]

Summary: HOME funds to provide down payment assistance, and reasonable closing costs for eligible low- and moderate-income homebuyers citywide. All home buyers assisted under this program are required to complete homebuyer training courses. Recapture provisions are required calling for repayment on an annual declining balance basis if the property is sold within ten years. Recapture provisions are secured by filed property liens. Generally down payment and closing cost assistance are limited to \$15,000 per single family home, however in the case of foreclosed properties acquired, rehabilitated and resold to qualified First Time Buyers utilizing CDBG funds, the assistance under this program may be as much as \$20,000 per single family home. Four (4) or five (5) First Time Buyers plus two (2) buyers of rescued foreclosed homes were expected to be assisted in the program year.

Progress: Mayor James E. Harrington committed \$100,000 of FY08 HOME Funds to Neighborhood Housing Services of the South Shore to assist qualified homebuyers participating in the Home Buyer Program. In February, 2009, the BHA entered into an agreement with Neighborhood Housing Services of the South Shore (NHS) to provide down payment and/or reasonable closing cost assistance for income eligible low- and moderate-income homebuyers. NHS provided all services in processing applications for potential assistance. Five moderate income families were assisted with down payment and/or closing cost assistance to purchase homes as first time homebuyers

Work Express Supportive Housing Development [DH-5]

Priority: Rental Housing

Objective: Decent Housing [DH-1.3]

Description: The creation of 32 new units of supportive housing for 15 homeless veterans, including women, and at least 16 chronically homeless persons. This SRO project is intended to play a fundamental role in achieving the objectives of the Work Express program which provides housing, counseling, skills development and trainee jobs to homeless persons who hope to become independent and self-reliant and ultimately become mainstreamed into the conventional job market.

Progress: This project was originally to be undertaken by Father Bill's & Mainspring, Inc. On April 30, 2009 Father Bills & Mainspring transferred the property on Spring Street to a new single purpose Chapter 501(c)(3) entity, Work Express Housing. The agreement between Brockton and Work Express Housing has been prepared. Once construction financing for the project is closed, the HOME documents will be executed in conjunction with the various state loans (Housing Stabilization Funds - \$1,000,000; Housing Innovation Funds- \$1,000,000; and Affordable Housing Trust Fund - \$750,000) with Mass Housing Partnership. The closing on these loans is expected to take place in July, 2009, and the HOME documents will be executed at that time. Construction is expected to begin in the late summer/early fall of 2009.

The City of Brockton acting through the BBB and the BHA in cooperation with the Brockton Housing Partnership and the United Way is coordinating all local efforts to meet housing needs, including worst case scenarios such as imminent homelessness and the specialized needs of persons with disabilities. It is doing so through regular scheduled, organized meetings aimed at improving and enhancing the level of consultation and information/idea sharing among the members. Referrals and case sharing are now a much more common practice among the myriad housing providers operating in the City of Brockton. The City and its instrumentalities and sub-recipients and sub-grantees are working to continue and expand these operational practices.

Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

CAPER Public Housing Strategy response:

1. Because of their scope, the Modernization & Housing Development Department's projects require extensive planning and design and are often years in duration. Leading several major projects in 2008 the department:
 - Began construction on special needs housing. The \$1.4 million project, which has been 10 years in the making, will provide housing for eight Department of Mental Health clients.
 - Began construction of phase 3 comprehensive modernization of Crescent Court. The \$1.2 million project entailed new kitchens, electrical and plumbing up-grades, new storage sheds and site signage. Also at Crescent Court, the department began planning and designing phase 4, a \$2.8 million project. This final phase will include new hardwood flooring, baseboard heat, bathroom ventilation, walkway paving, landscaping and meeting earthquake-related building codes.
 - Constructed three new units of affordable housing under the HOME Program and began construction of two more in three neighborhoods.
 - Began work on apartments in a foreclosed-home program supported by private and government funds.
 - Engaged DHCD about financing alternatives for Washburn Heights modernization and submitted two stimulus funding applications to DHCD for modernization projects at Washburn Heights, Belair Towers and other residences.

Resident Initiatives

Service coordinators provide advocacy and service provider linkage for BHA residents who need the most help – often the elderly and those with disabilities. 2008 accomplishments include the following:

- Gathered information on residents by visiting them personally. Stored on index cards, the information helps coordinators assess residents needs and easily access reliable emergency information.
- Developed in conjunction with the Belair Tower Tenant Association an emergency food pantry at Belair Tower.
- Made presentations to residents that reinforced the community aspect of living in a BHA residence.
- Worked to promote and link residents with a number of service provider programs. Made numerous referrals to organizations and programs such as DET, Old Colony Elderly Services, Self Help, Rental Assistance Program and many more.
- Organized and assisted a number of on-site presentations and services such as a free tax return preparation service, a Medicare presentation, and the annual Senior Reception.
- Provided mental health and substance abuse evaluations which resulted in tenants receiving treatment.
- Initiated a Supportive Housing Program in partnership with the Old Colony Elderly Services which provides older residents with access to personal care and many other supportive services.

During the reporting period, Brockton continued to pursue policies that foster public housing improvements and resident initiatives. The BHA's strategy continued to be centered on its mission to provide decent, safe, sanitary and affordable housing for extremely low-income, low-income, and moderate-income families in Brockton. With the aging of the public housing stock, modernization efforts are critical to maintaining a quality-housing inventory. Wherever possible, the BHA will avail itself of any opportunities to develop additional new units of elderly and family housing.

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

CAPER Barriers to Affordable Housing response:

Major historic barriers to increased availability of high-quality, affordable housing continue to be extremely limited public funding and more limited private sector interest in developing affordable housing in Brockton. Brockton continues to work to create incentives to increase the supply of housing, including the adoption of zoning that will facilitate new development. Barriers to affordable housing in Brockton result

from the market forces that affect the larger Eastern Massachusetts region and large sections of Southern New England.

In FY2008 though, the supply of affordable housing contracted sharply as the mortgage foreclosure crisis hit the City of Brockton and the nation head on. Brockton utilized a substantial share of its CDBG funds coupled with NSP 1 and NSP 2 funds and private resources to begin to stem the tide of neighborhood deterioration precipitated by vacant and blighted foreclosed properties, working with seven community-based organizations as sub-grantees and with other state and local resources, the City began to acquire and rehabilitate those foreclosed and vacant properties, to rehabilitate them and to sell some to trained and financially assisted income-eligible first-time homebuyers; other units are being reserved for affordable rentals. These actions thereby preserve the mid-level housing supply while increasing the affordable housing supply for those for whom both price and supply constituted barriers to attaining affordable housing.

Although the real estate market is currently in a substantial downturn, rents and sale prices though are still out of reach for many low and moderate-income households due to rapid escalation in recent past years. Real estate professionals attribute the escalation of housing costs in Brockton in recent years in large part to the even greater rise in housing costs in the Boston urban core and suburban ring during the same time period. Additionally, the greater accessibility between Boston and Brockton that was created with the opening of the Middleborough Commuter Rail line in 1997 contributed to housing cost increases over the past decade. The shortage of opportunities to create new affordable housing in Brockton cannot be attributed to public policies such as zoning as the City has taken steps to create zoning that is favorable to affordable housing development. In the first program year the City continued efforts to facilitate the re-use of several large, old factory buildings in the downtown area. The City believes some of these underutilized properties are suitable for mixed-income housing given their proximity to commuter rail, bus and other essential services located in the downtown. In FY2008 the City continued working to create attractive development and redevelopment opportunities. In October of 2007, the City of Brockton designated five "Smart Growth" development districts pursuant to Chapter 40R Massachusetts General Laws, which provides incentives for the development of affordable housing. In FY2008 the City in cooperation with the Fuller Museum, worked on plans to develop affordable work-live space for artists.

As regional housing costs and development costs recover and at some point again rise, it is expected that there will continue to be insufficient funding for affordable rental and homeownership development, for rental assistance, for rehabilitation assistance, for foreclosure prevention funding and services, and first-time home-buyer financing assistance programs to meet the demands of low- and moderate-income residents and would-be residents of Brockton. Nevertheless, in FY2008 CDBG and HOME funds were targeted to assist in the creation of five (5) new low-income family units, to assist First Time Buyers with down payments and closing costs, to help rescue foreclosed properties for re-sale to low- and moderate-income First Time Buyers.

HOME/ American Dream Down Payment Initiative (ADDI)

1. Assessment of Relationship of HOME Funds to Goals and Objectives

- a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.
2. HOME Match Report
 - a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.
3. HOME MBE and WBE Report
 - a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).
4. Assessments
 - a. Detail results of on-site inspections of rental housing.
 - b. Describe the HOME jurisdiction's affirmative marketing actions.
 - c. Describe outreach to minority and women owned businesses.

CAPER HOME/ADDI response:

1. As stated in the City's FY2008-FY2012 Strategic Plan and FY08 Annual Action Plan the City intends to stabilize, improve and increase access to owner-occupied housing for low- and moderate- income residents, including addressing the community's significant needs related to the foreclosure crisis. Utilizing FY07 Funds carried over from the prior year the BHA constructed three units of rental affordable housing on Spring Street (single family) and N Warren Avenue (duplex). These units were tenanted during the reporting period. These units were rented to two low-income and one extremely low-income family. To address the foreclosure crisis, utilizing uncommitted HOME Funds remaining from FY07, the BHA partnered with Southeastern Massachusetts Affordable Housing Corporation (SMAHC), a local non-profit to acquire and rehabilitate a vacant, foreclosed property located at 106 Ford Street. When completed three rehabilitated units of affordable housing will be available in the community. Five moderate income families were assisted with down payment and/or closing cost assistance to purchase homes as first time homebuyers. Any remaining FY08 HOME Funds for homebuyers and homeowner rehab grants are being carried over into FY09 for completion. It is expected that six more homebuyers will be assisted and three to four homeowner rehab grants will be completed. With a 24 month commitment deadline, at this time the BHA does not see a need to redirect these funds as the programs are assisting low to moderate income homeowners. All FY08 HOME Funds are expected to be committed within that deadline.

2. HOME Match Report

During FY08 HUD found the City of Brockton in fiscal distress and reduced its match liability by 50 percent. The Brockton Housing Authority Massachusetts Rental Voucher Program fulfilled the City's HOME Match obligation during the reporting period in the amount of \$812,742.00. This information is provided in the table below. The Match Report HUD-40104-A is also included in the Appendix.

HOME Match Report

Excess Match from Prior Federal Fiscal Year	FY08 Match	FY08 Match Liability	Excess Match to carry over to next Federal Fiscal Year
\$607,638.00	\$812,742.00	\$1211,459.00	\$1,308,921.00

3. HOME MBE and WBE Report

During the 2008-2009 program year, the City of Brockton's HOME program issued one contract totaling \$1,290,900. One sub-contractor was a Minority Business Enterprise (MBE) – JW Carpet, paid \$21,000 for flooring. Another sub-contractor was a Women's Business Enterprise (WBE) – All State Waster, paid \$4,500. HUD Form 40107 – HOME Program Annual Performance Report is also included in the Appendix.

4. Assessments

- a. The Brockton Housing Authority conducts annual inspections of all its rental units to ensure compliance with Housing Quality Standards. Income recertification forms are also done on an annual basis, documenting current household income, as well as monthly rent payments. No major violations of housing codes or other applicable regulations have been discovered; minor violations are quickly rectified upon inspection determination.
- b. The City of Brockton has established an Affirmative Marketing Plan for fair housing and equal opportunity. Staff members of the BHA have received certification in Limited English Proficiency. The BHA, through the Mayor's office also provides access to a language line to assist those speaking limited English. Staff members have also received certification from MassHousing for Providing and Accessing Reasonable Accommodations for people with Mental/Physical Disabilities, Alcohol/Drug Addiction and HIV/AIDS.
- c. There are a very limited number of city based MBE minority owned and WBE women owned businesses in Brockton. Attempts are being made to attract MBEs and WBEs to participate in the City's HUD funded programs through various outreach programs.

HOMELESS

Homeless Needs

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Identify actions taken to address needs of homeless persons.

2. Identify actions to help homeless persons make the transition to permanent housing and independent living.
3. Identify new Federal resources obtained from Homeless SuperNOFA.

CAPER Homeless Needs response:

Funding

The Brockton/Plymouth Continuum of Care was awarded \$680,523 for its 2008 HUD Continuum of Care application, receiving a score of 92 the highest score given to any of the CoCs in the country. Thanks to this high score, Brockton/Plymouth was able to secure funds for new permanent housing representing 48% of the award. The new funds will bring on line 10 units of permanent leased housing with supportive services for chronically homeless individuals. The Brockton/Plymouth Continuum of Care is coordinated by the Plymouth County Housing Alliance (PCHA), the consortium of local stakeholders. The lead agency for the annual Continuum of Care application and coordinator of the PCHA is the United Way of Greater Plymouth County. This past year, United Way was selected by the Commonwealth of Massachusetts as the convening agency for the newly formed South Shore Regional Network to End Homelessness, which represents one of ten regional networks across the state. The South Shore Network covers the Brockton/Plymouth and Quincy/Weymouth Continuum of Care. The state has awarded an 18-month grant of \$837,913 to United Way to test pilot projects toward better homelessness prevention, rapid re-housing of homeless individuals and families, and regional reforms to homeless services. Four nonprofit agencies from these communities have been selected through a collaborative process to lead these pilot projects.

In the spring of 2009, the City of Brockton also was awarded \$610,110 in ARRA funds under the Homelessness Prevention and Rapid Re-Housing Program (HPRP). HPRP funds may be used for flexible financial assistance and for staffing to assist with rapid re-housing of homeless people and for prevention of homelessness. The mayor asked the United Way of Greater Plymouth County to lead the process of distribution and oversight of HPRP funds in order to ensure coordination with the CoC and state regional network resources. The United Way conducted a competitive RFP process last spring and selected two nonprofits, one to coordinate the funds for homeless and imminently homeless families and the other to coordinate the funds for homeless and imminently homeless individuals. The resources will begin to be used in October 2009 and will complement the strategic plans of the PCHA and the South Shore Network.

The PCHA members will also continue to access other varied public and private funding sources to support programs and general operations. Additional public sources include the Veteran's Administration. United Way also raised private funds from its own resources and from foundations to help launch the new regional network.

Homelessness

The Brockton/Plymouth Continuum of Care planning process is highly collaborative among the providers and has taken into consideration the assessments of homeless persons and other concerned parties with respect to the facilities, service, and program needs of homeless individuals and homeless families with children. Through

this process, the provision of additional permanent housing for chronically homeless individuals has been established as a priority. As of the last point-in-time homeless census count (January 2009) there were 97 chronically homeless men and women and 139 other homeless individuals in shelters, transitional programs or on the streets. They include relatively significant subpopulations of veterans, chronic substance abusers and individuals with severe mental illness. PCHA member Father Bill's and Mainspring in conjunction with the Brockton Housing Authority has recently leased 15 units of permanent supportive housing in Brockton. Father Bill's and Mainspring is now developing another 32 units of permanent supportive housing at least 16 of which will house chronically homeless individuals. It will also add 10 more leased units for chronically homeless adults as a result of the CoC 2008 award. The FY2008 Action Plan allocated \$100,000 in HOME funds to support construction costs associated with development of this 32 unit SRO Work Express supportive housing project; though this project has not yet begun construction, but construction financing and other funding sources are being secured and construction is anticipated in fall 2009. These actions will address a substantial portion of the need to end chronic homelessness among individuals. The first year Action Plan also included \$2,500 in support of the Work Express program operated by Father Bill's and Mainspring, these funds were expended as intended.

With respect to the needs of homeless families with children, the regional network includes state funds for short-term, shallow rental subsidies to assist families to move from shelters to housing and to avoid entering shelter by remaining in housing. At present, the Commonwealth of Massachusetts is experiencing skyrocketing numbers of homeless families seeking shelter, and has been forced to use hotels for the overflow of homeless families. As of the homeless census count last January 2009 there were 258 homeless families in the Brockton/Plymouth Continuum of Care, nearly all of them in the City of Brockton. However, of those 104 were families in hotels, many of them Boston homeless families temporarily placed in Brockton hotels. The South Shore Network is currently putting in place a "triage plan" that will ensure local homeless families are sheltered within this region and more rapidly moved to housing; the network also expects that over the next few months there will be a reduction in families in hotels as new state and federal flexible rental funds become available to help move families from shelters to housing. Additionally, the Action Plan for FY2008 provided \$4,500 to support for shelter and counseling programs provided by the David Jon Louison Family Center, these funds were expended for the intended purposes.

Chronic Homelessness

On April 2, 2008, Mayor James E. Harrington announced the creation of a Ten-Year Plan to End Chronic Homelessness in the city of Brockton. This is the culmination of an effort begun in September of 2005 at the behest of the Mayor by the Ad-Hoc Homeless Study Group consisting of a diverse group of 24 business professionals, state and city officials, human service providers and formerly homeless people. In crafting the ten year plan the Ad-Hoc Homeless Study Group considered housing and supportive service needs in each stage of the process, including actions to prevent homelessness, outreach and assessment, the provision of emergency shelter and attendant services, the supply of adequate transitional housing, and of course the effort focused on the ultimate goal of aiding homeless persons, particularly the chronically homeless, in transitioning to supportive permanent housing and ideally independent living.

The Ten-Year Plan outlines a set of key recommendations and subsidiary stratagems for Brockton to follow. Among these are certain action steps that the PCHA hopes to achieve or to make substantial progress towards achieving over the coming program year:

- Improve county-wide Homelessness Management Information System (HMIS) to aggregate and analyze data on homeless individuals
- Create a "common intake form", (information sheet for new clients) to be used by all service providers.
- Improve the current methodology for the biannual point-in-time count of unsheltered, chronically homeless individuals in Brockton.
- Increase delivery of support services for homeless individuals through collaboration of business initiatives, advocacy groups, and service providers.
- Develop job placement assistance and workforce development programs that are accessible to chronically homeless individuals.
- Create eight (8) *Housing First* units for the chronically homeless.
- Energize local business, the Brockton housing authority and housing developers to create 100 affordable housing units for low-income individuals
- Provide greater access to mental health and substance abuse services for at-risk and episodically homeless individuals.
- Develop a zero tolerance policy for inappropriate discharges of individuals from jails, hospitals, Department of Youth Services and the Department of Mental Health).

Since the launch of the 10-Year Plan to End Chronic Homelessness, an additional 22 permanent supportive housing units were brought on line for chronically homeless adults, bringing the total targeted units to 32. As a result of the CoC 2008 award and the Work Express Housing project noted above, more units will be added in the coming year.

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

CAPER Specific Housing Prevention Elements response:

Homeless Prevention

Working at the direction of the Mayor and in close cooperation with the Brockton Housing Partnership, the Ad-Hoc group is intensely focused on the foreclosure crisis and the threat it poses for increasing the numbers of low-income persons and families facing imminent threat of becoming homeless. The Brockton Housing Partnership, a consortium of eleven lenders, eleven community partners and several city and nonprofit organizations has held a series of working forums and workshops and set up a "crisis line" to first counsel those in danger of foreclosure and make appropriate referrals and where possible seek to broker re-financings to stave off foreclosure. Additionally, the Brockton Housing Partnership is working with public agencies, nonprofits and lending institutions to craft strategies wherein foreclosed properties are acquired, rehabilitated and then sold as affordable to low-income

families and persons qualified and trained under existing well structured First Time Buyer mechanisms, this will serve to assist some low-income families in varied situations who are at imminent risk of becoming homeless. The FY2008 Action Plan provides \$279,873 in CDBG funds for acquisition and rehabilitation of foreclosed single family homes well as \$100,000 for down payment/closing cost assistance for lower income First Time Home Buyers, some of the First Time Home Buyer assistance may be targeted to new owners of newly acquired and rehabilitated homes.

Discharge Coordination Policy

Brockton's new Ten-Year Plan contains a detailed and comprehensive Discharge Coordination Policy as follows. The Plan states that the quickest and most efficient way to end chronic homelessness is to prevent homelessness from happening at all. In Brockton, an average of 25-30 discharges from state systems of care occurs monthly. In these cases individuals are discharged from state care with no place to go and instead end up in emergency shelters or on the streets of Brockton.

The PCHA through the South Shore Network has begun to work closely with such state agencies as the Department of Youth Services, the Department of Social Services, the Department of Corrections, the Bureau of Substance Abuse Services, the Department of Mental Health as well as with regional hospitals and Plymouth County courts to address these discharges. The PCHA and the regional network have presented local data on entries to Brockton's homeless shelter from other systems of care to the state's Interagency Council on Housing and Homelessness. The next step will be working with the regional representatives for these state agencies on better discharge planning. In accordance with the FY2008 Annual Plan objectives, Brockton and the PCHA worked diligently during the program year to make substantial progress towards achieving the following goals:

- Increase the number of substance abuse services and programs for homeless individuals by increasing the number of aftercare/recovery beds from five (5) to ultimately reach a 2015 goal of 20 citywide.
- Work in accordance with the state's ten-year plan with the Interagency Council on Homelessness to develop a **zero tolerance policy for inappropriate discharges** by state agencies, and prioritize persons experiencing chronic homelessness within these systems of care so that anyone willing to accept treatment shall be granted such help regardless of insurance status, length of stay, or other barriers.
- document inappropriate discharges and forward the data to the Interagency Council on Homelessness.
- coordinate substance abuse and mental health issues for persons experiencing homelessness with the Brockton BluePrint Coalition.
- work with Federal and State Department of Veterans' Affairs in identifying and providing services to Veterans who are returning home and who may be at risk of becoming homeless.
- Seek funding from state systems of care and local government to provide supportive services for discharge planning and follow up care.
- coordinate volunteers, Community and faith based organization efforts to provide services and care for chronically homeless individuals in Brockton.

Emergency Shelter Grants (ESG)

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).
2. Assessment of Relationship of ESG Funds to Goals and Objectives
 - a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.
 - b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.
3. Matching Resources
 - a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.
4. State Method of Distribution
 - a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.
5. Activity and Beneficiary Data
 - a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.
 - b. Homeless Discharge Coordination
 - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.
 - c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

CAPER ESG response:

Not Applicable; Brockton receives no ESG funding.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Assessment of Relationship of CDBG Funds to Goals and Objectives

- a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.
 - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.
 - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.
2. Changes in Program Objectives
 - a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.
3. Assessment of Efforts in Carrying Out Planned Actions
 - a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
 - b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
 - c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.
4. For Funds Not Used for National Objectives
 - a. Indicate how use of CDBG funds did not meet national objectives.
 - b. Indicate how did not comply with overall benefit certification.
5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property
 - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.
 - b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
 - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.
6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons
 - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.
 - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.
 - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.
7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
 - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.

8. Program income received
 - a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.
 - b. Detail the amount repaid on each float-funded activity.
 - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
 - d. Detail the amount of income received from the sale of property by parcel.
9. Prior period adjustments - reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
 - a. The activity name and number as shown in IDIS;
 - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
 - c. The amount returned to line-of-credit or program account; and
 - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.
10. Loans and other receivables
 - a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.
 - b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
 - c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.
 - d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
 - e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.
11. Lump sum agreements
 - a. Provide the name of the financial institution.
 - b. Provide the date the funds were deposited.
 - c. Provide the date the use of funds commenced.
 - d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.
 1. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year
 - e. Identify the type of program and number of projects/units completed for each program.
 - f. Provide the total CDBG funds involved in the program.
 - g. Detail other public and private funds involved in the project.
12. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies

- a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or Ecs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

CAPER Community Development response:

Assessment of Relationship of CDBG Funds to Goals and Objectives

Public Facilities: Brockton has certain public facility needs that are unable to be addressed through other financial means or programs or entirely through other means. These are facilities that serve large segments of the population, support the needs of low- and moderate-income persons, positively impact the quality of life for residents, or that have impact on entire neighborhoods such as a nonprofit organization's facility in need of upgrade or a vacant school that has become an eyesore and attractive nuisance that needs to be removed. These are given a high priority by Brockton. It is believed virtually all public buildings/facilities and virtually all public housing in Brockton has now been brought into Section 504 compliance; this area is not generally an action priority for the Consolidated Plan. However, there is a need to renovate and make fully accessible the War Memorial Building which functions as Brockton's Civic Center.

War Memorial Accessibility

Priority: Public facilities

Objective: Suitable Living Environment [SL-3.1]

Funding: \$420,000 CDBG, \$1,175,000 prior years CDBG, \$125,000 other public/private

Summary: The City of Brockton and the BRA have in recent years been working to remove architectural barriers in the War Memorial Building so that all of Brockton's citizens, including the disabled, can participate in a variety of public civic and cultural events held there, thus this project is regarded as a high priority. \$420,000 in FY2008 CDBG funds were earmarked to continue the accessibility retrofit project of the War Memorial Building/Civic Center at 156 West Elm Street. The completed project will result in an accessible building with: a four-stop elevator; improved building access; existing bathrooms updated to meet ADA standards; and new handicapped bathroom facilities constructed. The project may also include other accessibility improvements such as modifications to appurtenant sidewalks and access points.

Progress: The project continues with work progressing on essential electrical upgrades, elevator installation, and bathroom upgrades. \$176,179 of FY2008 funds were expended for this purpose during the program year. The City has received a HUD FY2009 Economic Development initiative grant of \$190,000 for this project and is working to raise private donations, but has not yet succeeded in obtaining funding from the Massachusetts Cultural Council.

Public Services: Brockton is fortunate to have an intricate network of human service providers who do much with little to meet the needs of certain low and moderate-income segments of the population having specific needs. Brockton utilizes modest amounts of CDBG funding to help them deliver services and help meet those needs. Certain of these human service providers help deal with substance abuse issues on a number of fronts including abuse awareness education

and prevention, treatment referral services; and substance abuse counseling and support services. Employment training for the general populace in Brockton is by and large provided under the auspices of the regional office of the Massachusetts Division of Employment and Training and the regional Workforce Employment Board; nevertheless there are segments of the population who due to substance abuse issues, or because they are predominantly non-English speaking, require basic skills training to achieve employment self-sufficiency. Crime in the inner core, is a major concern in Brockton. Consequently, Brockton determined a special Mobile Anti-Crime Unit is a critical need. In the FY2008 program year the City assisted seven such agencies whose projects help accomplish these objectives in the areas of youth services, child care, economic opportunity/job skills, health services/counseling, and senior services and provided funds for a special Mobile Anti-Crime Unit.

Mobile Anti-Crime Unit

Priority: Public Services

Objective: Suitable Living Environment [SL-3.2]

Funding: \$150,000 CDBG, plus municipal funds and equipment

Summary: The Brockton Police Department has taken a multi-pronged approach to crime prevention which includes such elements as public school outreach and Neighborhood Watch Programs which aim to increase citizen involvement and public safety awareness. Further, in the realm of crime prevention, the Brockton Police Department established the Mobile Anti- Crime Unit which operates in a delineated target area which is predominately low- and moderate-income in nature. The specially equipped and trained unit focuses on preventing crime by creating a high visibility profile and rapid response in areas frequented by known criminals.

Progress: FY2008 CDBG funds provided partial funding to operate a four person foot patrol, the Mobile Anti-Crime Unit, dedicated to crime reduction in a targeted high crime, low- and moderate-income area of the City, specifically, census tracts: 5104, 5108, 5109, and 5114 - an area of some 50,000 residents. Funds were utilized for the salaries of foot patrol officers in this dedicated unit. The project benefited an estimated 41,084 low- and moderate-income persons by improving neighborhood safety in areas prone to higher crime levels. The CDBG Project was successfully completed.

Cosgrove Swimming Pool

Priority: Public Services

Objective: Suitable Living Environment [SL-3.3]

Funding: \$50,000 CDBG

Summary: CDBG were used to provide salaries and to satisfy related expenses in connection with the provision of structured recreational and instructional programs at the Old Colony YMCA Cosgrove pool. The Cosgrove Pool is a significant public recreational resource which is centrally located among low- and moderate-income areas of Brockton.

Progress: Last summer, some 16,150 underprivileged children and youths from surrounding low- and moderate-income neighborhoods were transported to the Cosgrove Pool where they receive swimming and water safety instruction from qualified counselors and instructors. Some 15,960 children/youths benefited from these programs. The CDBG project was successfully completed.

David Jon Louison Child Care Center

Priority: Public Services

Objective: Suitable Living Environment [SL-3.4]

Funding: \$4,500 CDBG

Summary: CDBG funds were used to support salaries for social/case worker assistance to transitional tenants of the David Jon Louison Family Center. The center provides transitional shelter and support services to exclusively lower income homeless individuals and families in Brockton. Specifically, funds provided a portion of the salary of a Life Skills Counselor.

Progress: The David Jon Louison Child Care Center assisted 205 homeless persons on FY2008. The CDBG project was successfully completed.

Father Bill's & Mainspring

Priority: Public Services

Objective: Economic opportunity [EO-1.1]

Funding: \$2,500 CDBG

Summary: Work Express seeks to mainstream homeless persons to productive employment and independence by means of the provision of transitional housing, intensive case management, substance abuse counseling and basic skills development. CDBG dollars helped fund the personnel cost of a training coordinator and supervisor. The program normally enrolls 20 trainees at a time and deals with 60 cases in the course of a year. Trainees often work at public benefit assignments involving street sweeping, graffiti removal and vacant lot clearance. The Work Express program is a six-twelve month training program for homeless men and women in Brockton.

Progress: During FY 2008, individual training was given to 87 participants as they were placed in 20 hour per week work slots with local businesses, the Plymouth County District Attorney's Office and the Brockton Department of Public Works. The CDBG project was completed.

Associacao Cabo Verdiana de Brockton

Priority: Public Services

Objective: Economic Opportunity [EO-1.2]

Funding: \$2,300 CDBG

Summary: The Associacao Cabo Verdiana de Brockton, Inc. provides essential services which link members of their non-English speaking community with the larger general Brockton community. Among the services offered: outreach and referral for educational, medical and legal resources available to low- and moderate-income persons. The Association also provides translation services and conducts English as a Second Language classes for its overwhelmingly low- and moderate-income clientele.

Progress: CDBG funds were used to partially support its staffing needs Associated with the provision of services to 2,985 persons in the FGY2008 program year. The CDBG project is completed.

Health Care of Southeastern MA

Priority: Public Services

Objective: Suitable Living Environment [SL-3.5]

Funding: \$4,500 CDBG

Summary: CDBG funds were used to fill in part the salary needs of a life skills counselor for Woman's Place, a women's emergency shelter at a secure and confidential Brockton location. At this shelter, Health Care of Southeastern Massachusetts offers life skills defined as: abuse counseling, nutritional counseling, household advocacy, substance abuse counseling, and life skills education. In 2007 Last year, the center received 2,019 hotline calls, and sheltered 62 low- and moderate-income women and children. In that period, Womansplace was forced to refer 363 women to other shelters or related services because it lacked bed space. The center's mission is to first provide shelter from abusive relationships; and secondly to prepare clients for transition into more permanent secure living arrangements through self-sufficiency training.

Progress: In part with CDBG support, the center served 166 abused women, more than the 125 projected. training. It is believed the center will serve 125 or more abused women. In the first program year, these abused women had access to an emergency shelter and supportive services, including transitional assistance to obtain self-sufficiency in living and working arrangements and of course a suitable living environment. The CDBG funded project was completed successfully.

Dorn Davies Senior Center (BAMSI)

Priority: Public Services

Objective: Suitable Living Environment [SL-3.6]

Funding: \$2,054 CDBG

Summary: BAMSI operates the Dorn Davies Senior Center in the Campello High Rise elderly residence. Satellite programs are run from the Dorn Davies Center at three other well placed locations, as are outreach programs for the Brockton elder community at large. Programs focus on senior citizens health and nutritional needs as well as recreation and socialization among other things. CDBG funds provided roughly 3% of the center's operating budget for the FY2008 program year. The Dorn Davies Senior Center's clientele are exclusively low- and moderate income persons.

Progress: The center reported that with its outreach programs, some 442 seniors were assisted during the program year, helping to provide them with access to health and social services as well as nutrition. Although this number is substantially lower than the 3,300 persons projected to be served, the CDBG is completed.

Camp Massasoit

Priority: Public Services

Objective: Suitable Living Environment [SL-3.7]

Funding: \$4,500 CDBG

Summary: Old Colony YMCA operates Camp Massasoit. Camp Massasoit is a summer day camp of six weeks duration, which is operated at Massasoit Community College for the benefit of low- and moderate-income children aged nine (9) to 12 years who come from throughout Brockton. Organized programs are not only recreational in nature, but are also focused on: values orientation, health

and fitness, self-esteem and confidence building, appreciation for ethnic and cultural diversity, and problem solving skills development.

Progress: Camp Massasoit provided summer day programs for 286 youths in the FY2008 program year. The now completed CDBG assisted project saw 286 Children from low- and moderate-income families benefited from organized activities and supervised day camp programs and consequently had less exposure to the lure of drugs, gang activity, vandalism and negative behavior.

Economic Development: Brockton has taken major steps to attract new job generating business to the community by such means as financial participation in the development of a new desalinization plant, clean-up of brownfields with state and local assistance, the designation of five districts under Chap 40R of the Massachusetts General Laws, through the use of Tax Increment Financing and through planning for major roadway improvement to facilitate access to development sites. Brockton has also targeted major downtown buildings for mixed re-use and major industrial/commercial sites for various types of growth industries such as food services and distribution. A variety of economic development Incentives and mechanisms at the state level are being accessed for this purpose. There is currently a major initiative underway to revitalize the downtown core and stem disinvestment occurring there. One need in this area is the construction of more off-street parking facilities in the downtown core to both encourage greater use of mass transit facilities and to support economic development. The City of Brockton may seek to use CDBG funds to meet design costs and/or matching fund requirements for parking facilities to be constructed with state Public Works Economic Development or Transit Related Development grants. The City of Brockton has also established a commercial Area Revitalization District [CARD] for the downtown center pursuant to Chapter 40D of the Massachusetts General Laws. Among other things, this designation makes for-profit businesses within the district eligible to receive tax-exempt Industrial Development Bond financing. The City is also an Economic Target Area pursuant to Massachusetts Economic Development Investment Program [EDIP] statute and under that designation has created 12 "Economic Opportunity Areas" in the downtown and other parts of the City. Such designations permit for-profit developments therein to seek state investment tax credits for substantive new job-generating physical plant investment.

Facade Improvements

Priority: Economic Development

Objective: Economic Opportunity [EO-2.1]

Funding: \$200,000 plus leveraged funds to be determined

Summary: To compliment these initiatives, the Mayor's Economic Advisors group recommended the establishment of a loan pool for downtown business facade and signage upgrades. In the first year Action Plan, \$200,000 was allocated for this purpose. This program was to be administered by Brockton 21st Century Corporation. It was anticipated that up to ten storefront improvements would be undertaken with these funds. It was hoped that bank funds will supplement the CDBG allocation. Working through the nonprofit community based Brockton 21st Century Corp. Brockton planned to utilize funds to provide patient low interest loans for facade improvements in the downtown central business district and if funding allowed, in other neighborhood business districts. It was planned that individual loans would be capped at \$35,000 per business property but that most would not

exceed \$20,000. Loan repayments were to be utilized for future loans under this program.

Progress: Brockton 21st Century worked diligently throughout the Program year to find businesses to avail themselves of this financing. Unfortunately due to prevailing economic conditions and uncertainty for the future, no businesses came forward to apply for these financings. Consequently, the City instructed BBB and Brockton 21st century to modify, refocus and restructure the economic development program and during the program year, certain changes to the economic development strategy were formulated substantially broadening the scope of activities that could be undertaken. The FY2008 Action Plan was amended (together with the FY2009 Plan) to provide patient, interest free declining balance forgiveness loans for façade improvements in the downtown central business district and if funding allows, in other neighborhood business districts including the Campello and Montello sections of the City. Annual declining balance loans will be for a term of five/ten years and CDBG funds will provide up to 50% of the cost of improvement projects; CDBG funds must be matched dollar for dollar by bank and/or private funds. It is anticipated that most individual CDBG declining balance forgiveness loans will be in the range of \$2,500 - \$5,000 per business property but the minimum loan amount shall be \$2,500; a waiver to increase the amount per business property to \$10,000 may be granted by BBB's Board of Directors in individual cases where the Board determines such action will materially improve conditions in the surrounding business district. Larger investments may be made to upgrade key anchor business properties in the districts above described. Short term subordinate loans of up to \$250,000 in CDBG funds may also be made for major building acquisition and/or rehabilitation that will leverage substantial private investment and/or financings from other public and private sources. In cases where the benefit to the City of Brockton is judged to be substantial in terms of leveraged investment and job creation/retention, the Board of Directors may grant a waiver to convert such short term debt to permanent subordinate debt on commercially reasonable terms. Brockton 21st Century Corporation will monitor the loans to determine that at least one full-time equivalent job has been created or retained for each \$35,000 of CDBG funds advanced. Brockton 21st Century Corporation will strive to leverage private investment in the form of equity or credit investments in these businesses. CDBG funds may also be used at the discretion of the city for Special Economic Development activities consistent with Sec. 570.203 and Sec. 570.209 including acquisition, construction, reconstruction, rehabilitation or installation of commercial or industrial buildings, structures, and other real property equipment and improvements, related infrastructure and other improvements that will encourage and support longer term business expansion efforts and job creation/retention. Consistent with Sec. 570.203, CDBG funds may be provided as grants, loans, loan guarantees, or interest supplements; funds may also be used to provide economic development services including program marketing and technical assistance as more fully described in Sec. 570.203 (c). FY2008 economic development funds together were carried over to be combined with FY2009 program funds for this enhanced program

2. Changes in Program Objectives

- a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.

During FY2008 there have been no changes in program objectives, but there have been substantial changes in strategies and systemic program delivery. On July 1, 2008, the start of the program year, the City of Brockton issued an administrative amendment transferring responsibility for administration of the CDBG program to Building A Better Brockton, Inc. (BBB) and for the HOME program to the Brockton Housing Authority (BHA); memoranda of understanding (sub-recipient agreements) were entered by the City and these agencies respectively. This arrangement has substantially enhanced the City's program delivery capacity and integrated vision for housing and community development. Later in the year the city built upon this arrangement with an inter-agency agreement with the United Way to better manage continuum of Care strategies and actions. The City believes this arrangement provides a template for the more effective management of available resources to better meet community needs.

3. Assessment of Efforts in Carrying Out Planned Actions

- a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
- b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
- c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction

a. During FY2008 the City of Brockton successfully pursued all resources indicated in the Action Plan as well as others that became available during, and succeeded in securing HUD EDI funds, NSP 1 & NSP 2 funds, public housing modernization funds and HPRRP funds . Other funds diligently pursued were not secured, specifically Massachusetts Cultural Facilities funds and off-street parking funds; Brockton continues to pursue these as well as financial institution support of economic development initiatives. Sub-grantee public service providers continue to pursue a variety of foundation and other resources and largely succeeded in doing so.

b. During program year FY2008, the City of Brockton conducted all activities in a fair and impartial manner consistent with all applicable federal and state laws and HUD Regulations and fully adhered to the terms and conditions of the Certifications submitted in the FY2008 Action Plan.

c. Nothing the City of Brockton or its sub-recipients did during the FY2008 program year hindered Consolidated Plan implementation by either action or willful inaction. Rather, the City and its sub-recipients took substantive action to increase capacity and better carry out the goals and objectives of the Consolidated Plan.

4. For Funds Not Used for National Objectives

- no CDBG funds were used for purposes or activities that fail to meet National Objectives

5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property

- a Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities. – The City of Brockton working through the BBB and the United Way has been particularly conscious of the possibility of displacing persons in the course of its efforts to address the crisis of abandoned/foreclosed housing. In cases involving tenants in rental

units of foreclosed properties, it is the City's preferred practice to allow these renters to continue tenancy as the property is rehabilitated and re-sold. Should temporary relocation be unavoidable, the City's contracted housing providers will work with dislocated persons and families to find suitable temporary replacement housing. The City has not and will not otherwise relocate persons for any other CDBG assisted activities.

- b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences. - Projects are carefully evaluated by sub-recipient organizations and by the BBB to ascertain tenancy and potential displacement and relocation scenarios so as to avoid displacement to the greatest extent possible; no such displacements occurred during the program year.
 - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations. - No steps needed to be taken as no households, businesses, farms, or non-profit organizations were displaced during the program year. Had this not been the case, affected persons and entities would have been provided timely notice, a copy of the City's relocation plan, and information as applicable pertaining to the Uniform Relocation Act or Section 104 of the housing and Community Development Act of 1974 as amended.
6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons
– no jobs have yet been created using CDBG funds targeted for economic development
 7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
- With the exception of Rescue of Foreclosed homes and the war Memorial retrofit project, all non-economic development targeted activities, specifically public services, are presumed to benefit a limited clientele of low and moderate income persons. Rescued homes will only be placed back in service for occupancy by income eligible First-time Buyers and rent protected low-moderate income tenants. The War Memorial retrofit for accessibility benefits the whole City of Brockton which is over 51% low and moderate income in its entirety.
 8. Program income received
- no program income was received in the reporting period for the FY2008 Annual Plan.
 9. Prior Period adjustments
- no prior period adjustments were made this reporting period for expenditures made in previous reporting periods, that have been disallowed.
 10. Loans and other receivables
- no float funded activity, nor other loans have been outstanding during the reporting period
 11. Lump sum agreements
– Brockton has no lump sum agreements with any financial institutions

12. Housing Rehabilitation
 - no housing rehabilitation projects/units were completed during the program year
13. Neighborhood Revitalization Strategies
 - Brockton does not have a HUD approved Neighborhood Revitalization strategy.

Antipoverty Strategy

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

CAPER Antipoverty Strategy response:

The BHA Family Self Sufficiency Program continues to be one of the most successful in the region. HUD originally mandated the Brockton Housing Authority to enroll and graduate 50 families; the BHA has in fact helped sixty-six families become free of all forms of government assistance. Most FSS graduates (a total of forty-one,) become first time, low-income homeowners, and these successes continue despite the crises in the credit markets. Even with these market conditions, one family this year has already used their escrow funds to purchase a home, and three others are positioning to follow. Other participants continued to increase their accounts and complete their education with the goal of becoming fully employed. Current enrollment in the program is 54 participants.

Brockton has a fairly extensive network of social service providers working cooperatively, and focused from a variety of perspectives and experience on reducing the numbers of persons living in poverty in Brockton and/or counteracting the negative social consequences of poverty. Economic development efforts in Brockton are focused on attracting businesses and developments that will create sustainable job opportunities for unemployed and underemployed lower income residents. Brockton consistently records higher unemployment rates than the Boston metropolitan area. Brockton, a city founded on the shoe has suffered acute effects of the loss of manufacturing jobs that has plagued the region over the past several

In FY 2008, The City of Brockton has actively sought to improve the quality of life for its residents by reducing the number of families living at or below the poverty level. Many agencies and social service providers are working to alleviate the effects and eliminate the causes of poverty in Brockton. A number of them were provided CDBG funding for programmatic support over the FY2008 program year; specifically:

- **Associação Cabo Verdiana de Brockton, Inc.** (Cape Verdean Association of Brockton, Inc.) a multi-service agency providing low- and moderate-income predominantly Cape Verdean families and persons with outreach and referral services, ESL and literacy assistance, consular services, and citizenship preparation classes;
- **The Old Colony Y** which operates a number of facilities including Camp Massasoit and the Cosgrove Swimming Pool which provide predominately low- and moderate income urban children and adults with safe, supervised recreational outlets and programming;

- **Brockton Area Multi-Services, Inc. [BAMSI]** which operates the Jon David Louison Shelter, Montello House and the Conway House Shelters, also provides needed housing search assistance to its clients and others. It also operates the "Helpline" a central and comprehensive referral service for low- and moderate income families in need of a variety of social services. The City of Brockton will support programs and activities benefitting community members who live at or below the poverty level
- **Father Bill's and Mainspring's Work Express Program** which provides basic skills training and short term work assignments to formerly homeless adults in transition.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

CAPER Non-homeless Special Needs response:

As cited in the Consolidated Plan Housing Market Analysis section, there are several special needs non-homeless sub-population groups that can be targeted for assistance by Brockton and its instrumentalities or by private housing providers over the FY2008-FY2012 timeline of the Consolidated Plan. These are persons who are Elderly, Frail Elderly and Physically Disabled - including some with HIV or AIDS - who may require housing in the form of independent living units or specialized supportive units. Some may be able to continue living independently with the provision of necessary supportive services from specialized human service providers.

Elderly: Brockton has 8,955 residents aged 65 or older, and 30% of all Brockton households have at least one member aged 60 or older. Of these, 3,114 individuals (34%) have some type of disability, including sensory, physical, mental, self-care and other types of limitations.

Disabled: Brockton is home to 15,502 people ages five (5) and over (18% of the community's total population) who have some type of disability, including sensory, physical, mental, self-care, and other types of limitations. Of the 15,502 people with disabilities in Brockton, 9.3% have one type of disability and 8.6% have two or more types of disabilities. Of these, 3,780 people with disabilities (24.4% of the community's disabled population) had income below the poverty level in 2006.

Given these relatively high numbers of Elderly residents (8,955), Frail Elderly residents (as many as 3,114) and Disabled residents (15,502 of whom 3,780 are below the poverty level), efforts to address those needs are important within the context of the Consolidated Plan. At the same time, resources remain extremely

limited given high demand for federal and state funding and given the current severe economic downturn particularly as effects the financial markets. Nevertheless, Brockton hopes that during the course of the five year plan, 75 Elderly/Disabled units can be developed, rehabilitated or adapted, including those for Elderly, Frail Elderly and Disabled persons in need of supportive housing, and including both market-rate and affordable units developed by for-profit and nonprofit organizations. At least some of the remaining needs of the Elderly, Frail Elderly and Disabled can be met by the provision of in-home or outside supportive services provided by public and private human services operating in the region.

People with HIV/AIDS: There were 369 Brockton residents with HIV or AIDS as of October 1, 2007. This represents .39% of Brockton's total population; however, it is important to note that many of these individuals, especially those with AIDS, are also counted in the Disabled population numbers (above) due to self-care and other limitations. Others receive supportive services from Brockton and regionally based human service providers. Consequently, Brockton has not established separate goals for persons with HIV or AIDS in its Consolidated Plan.

Other Special Needs Populations: Lastly, while there are sub-population group needs consisting of people with Developmentally Disabilities and people with Severe Mental Illness and those who have Alcohol and Drug Addictions, given the specialized care required, these are best dealt with through the network of human service providers and state funded programs. In the case of the Developmentally Disabled DMH and other public agencies are best equipped to coordinate services and housing. Those with Severe Mental Illness and/or Alcohol and Drug addictions are largely the focus of state programs and the Continuum of Care housing and supportive services coordinated by the Plymouth County Housing Alliance membership. Therefore these need categories are not established as priorities in the Consolidated Plan.

During FY2008, the City of Brockton did not identify any untapped Federal, State, local or private resources with which to address these Non-homeless Special Needs. Should any such resources become available during the remainder of the FY2008-2012 Consolidated Plan, Brockton will make every effort to secure these resources and help address these needs.

Specific HOPWA Objectives

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:
 - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
 - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
 - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies

- to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
- d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
 - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
 - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.
2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
- a. Grantee Narrative
 - i. Grantee and Community Overview
 - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
 - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
 - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
 - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
 - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
 - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.
 - ii. Project Accomplishment Overview
 - (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences
 - (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
 - (3) A brief description of any unique supportive service or other service delivery models or efforts
 - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
 - iii. Barriers or Trends Overview
 - (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement

- (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
- (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years
- b. Accomplishment Data
 - i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
 - ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

Program Year 1 CAPER Specific HOPWA Objectives response:

Not applicable; Brockton receives no HOPWA funding.

OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

CAPER Other Narrative response:

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTERGRATED DISBURSEMENT AND INFORMATION SYSTEM
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)
BROCKTON, MA REPORT YEAR 2008

PGM YR- PROJECT	IDIS ACT ID	ACTIVITY NAME	STATUS	PGM	FUNDED AMOUNT	NET DRAWN AMOUNT	BALANCE
2008-0001	1849	RESCUE OF FORECLOSED HOMES	UNDERWAY	CDBG	279,873.00	6,500.00	273,373.00
2008-0002	1850	RESCUE OF FORECLOSED HOMES FACADE IMPROVEMENTS	BUDGETED	CDBG	225,000.00	0.00	225,000.00
2008-0003	1851	PLANNING - ONE YEAR ACTION PLAN	BUDGETED	CDBG	10,000.00	0.00	10,000.00
2008-0005	1837	MOBILE ANTI-CRIME PATROLS	COMPLETE	CDBG	150,000.00	150,000.00	0.00
2008-0006	1843	MOBILE ANTI CRIME UNIT COSGROVE SWIMMING POOL	UNDERWAY	CDBG	50,000.00	45,510.00	4,490.00
2008-0007	1838	DAVID JON LOUISON FAMILY CENTER	COMPLETE	CDBG	4,500.00	4,500.00	0.00
2008-0008	1839	FATHER BILL'S MAINSPRING WORK EXPRESS PROGRAM	COMPLETE	CDBG	2,500.00	2,500.00	0.00
2008-0009	1840	FATHER BILL'S MAINSPRING WORK EXPRESS ASSOCIACAO CABO VERDIANA DE BROCKTON (CAPE VERDIAN ASSOC.)	COMPLETE	CDBG	2,300.00	2,300.00	0.00
2008-0010	1841	HEALTHCARE OF SOUTHEASTERN MASSACHUSETTS	COMPLETE	CDBG	4,500.00	4,500.00	0.00
2008-0011	1842	DORN DAVIES SENIOR CENTER	COMPLETE	CDBG	2,054.00	2,054.00	0.00
2008-0012	1844	CAMP MASSASOIT	COMPLETE	CDBG	4,087.14	4,087.14	0.00
2008-0014	1845	GENERAL OFFICE ADMINISTRATION	COMPLETE	CDBG	244,043.21	244,043.21	0.00
2008-0023	1865	CONTINGENCIES	BUDGETED	CDBG	94,756.79	0.00	94,756.79
		PROGRAM YEAR 2008 TOTALS		CDBG	1,073,614.14	465,994.35	607,619.79

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTERGRATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)
BROCKTON, MA - REPORT YEAR 2008

PGM YEAR: 2006
PROJECT: 0004 - WAR MEMORIAL BUILDING - ACCESSIBILITY RETROFIT
ACTIVITY: 1820 - WAR MEMORIAL BUILDING ELEVATOR
STATUS: UNDERWAY
LOCATION: 156 WEST ELM STREET
BROCKTON, MA 02301

OBJECTIVE: CREATE SUITABLE LIVING ENVIRONMENTS
OUTCOME: AVAILABILITY/ACCESSIBILITY

MATRIX CODE: 03 REG CITATION: 570.201(C) NATIONAL OBJ: LMA

DESCRIPTION:

INSTALLATION OF AN ELEVATOR TO UPGRADE THE BUILDING TO MEET CURRENT ADA STANDARDS.

FINANCING: INITIAL FUNDING DATE: 06-07-07

ACTIVITY ESTIMATE: 2,026,585.16
FUNDED AMOUNT: 2,026,585.16

UNLIQ OBLIGATIONS: 0.00
DRAWN THRU PGM YR: 1,612,211.56
DRAWN IN PGM YR: 287,068.71

WHITE: 0 0
BLACK/AFRICAN AMERICAN: 0 0
ASIAN: 0 0
AMERICAN INDIAN/ALASKAN NATIVE: 0 0
NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER: 0 0
AMERICAN INDIAN/ALASKAN NATIVE & WHITE: 0 0
ASIAN & WHITE: 0 0
BLACK/AFRICAN AMERICAN & WHITE: 0 0
AM.INDIAN/ALASKAN NATIVE & BLACK/AFRICAN AM: 0 0
OTHER MULTI-RACIAL: 0 0

NUMBER OF ASSISTED:

TOT EXTREMELY LOW: 0
TOT LOW: 0
TOT MOD: 0
TOT NON LOW MOD: 0
TOTAL: 0
PERCENT LOW / MOD: 0.00
TOTAL FEMALE HEADED: 0
ACCOMPLISHMENTS BY YEAR:

REPORT YEAR PROPOSED TYPE

2006 11 - PUBLIC FACILITIES
2007 11 - PUBLIC FACILITIES
2008 11 - PUBLIC FACILITIES
TOTAL: 1

PROPOSED UNITS ACTUAL TYPE

1 11 - PUBLIC FACILITIES
0 11 - PUBLIC FACILITIES
0 11 - PUBLIC FACILITIES
1

ACTUAL UNITS

0
0
0
0

CENSUS TRACT PERCENT LOW / MOD: 71.80

ACCOMPLISHMENT NARRATIVE: CDBG FUNDS HAVE BEEN USED TO PROVIDE ACCESSIBILITY TO THE WAR MEMORIAL BUILDING BY INSTALLING A FOUR STOP ELEVATOR, IMPROVED ACCESS TO THE BUILDING, UPDATED EXISTING BATHROOMS TO MEET ADA STANDARDS AND CONSTRUCTED NEW HANDICAPPED BATHROOM FACILITIES. THE PROJECT HAS MADE THE BUILDING FULLY ACCESSIBLE TO HANDICAPPED INDIVIDUALS. ANY FUNDING REMAINING WILL BE APPLIED TO 2009 FUNDING IN ORDER TO CONTINUE RENOVATIONS.

EXTENDED ACTIVITY NARRATIVE:

PGM YEAR: 2008
PROJECT: 0005 - MOBILE ANTI-CRIME PATROLS
ACTIVITY: 1837 - MOBILE ANTI CRIME UNIT
STATUS: COMPLETED 06-30-09
LOCATION: CENSUS TRACTS 5104, 5108, 5109 AND 5114
DESCRIPTION: BROCKTON POLICE APPROACH TO CRIME PREVENTION INCLUDES SCHOOL OUTREACH,
OBJECTIVE: CREATE SUITABLE LIVING ENVIRONMENTS
OUTCOME: SUSTAINABILITY
MATRIX CODE: 05 REG CITATION: 570.201(A) NATIONAL OBJ: LMA

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTERGRATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)
BROCKTON, MA - REPORT YEAR 2008

BROCKTON, MA 02301

NEIGHBORHOOD WATCH & PUBLIC SAFETY. ANTI CRIME UNIT OPERATES IN LOW/MOD INCOME
AREAS THROUGH HIGH VISIBILITY.

FINANCING:

INITIAL FUNDING DATE: 12-22-08
ACTIVITY ESTIMATE: 150,000.00
FUNDED AMOUNT: 150,000.00
UNLIQ OBLIGATIONS: 0.00
DRAWN THRU PGM YR: 150,000.00
DRAWN IN PGM YR: 150,000.00

TOTAL #

#HISPANIC

WHITE:

BLACK/AFRICAN AMERICAN:

ASIAN:

AMERICAN INDIAN/ALASKAN NATIVE:

NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER:

AMERICAN INDIAN/ALASKAN NATIVE & WHITE:

ASIAN & WHITE:

BLACK/AFRICAN AMERICAN & WHITE:

AM. INDIAN/ALASKAN NATIVE & BLACK/AFRICAN AM:

OTHER MULTI-RACIAL:

TOTAL:

TOTAL

TOT EXTREMELY LOW:

TOT LOW:

TOT MOD:

TOT NON LOW MOD:

TOTAL:

PERCENT LOW / MOD:

TOTAL FEMALE HEADED:

ACCOMPLISHMENTS BY YEAR:

REPORT YEAR PROPOSED TYPE

2008 01 - PEOPLE (GENERAL)

TOTAL:

CENSUS TRACT PERCENT LOW / MOD: 66.40

ACCOMPLISHMENT NARRATIVE:

THE BROCKTON POLICE HAVE TAKEN A MULTI-PRONGED APPROACH TO CRIME PRE-
VENTION WHICH INCLUDES SUCH ELEMENTS AS PUBLIC SCHOOLS AND NEIGHBORHOOD
WATCH PROGRAMS WHICH AIM TO INCREASE CITIZEN INVOLVEMENT AND PUBLIC
SAFETY AWARENESS. THE BROCKTON POLICE HAVE ESTABLISHED THE MOBILE ANTI-
CRIME UNIT WHICH OPERATES IN A TARGET AREA WHICH IS PREDOMINATELY LOW A
ND MODERATE INCOME IN NATURE. CDBG FUNDS PROVIDED PARTIAL PAYMENT OF 4

EXTENDED ACTIVITY NARRATIVE: FOOT PATROL OFFICERS KNOWN AS THE MOBILE ANTI-CRIME UNIT DEDICATED TO CRIME RE-
DUCTION IN A TARGETED HIGH CRIME, LOW AND MODERATE INCOME AREA OF THE CITY, SPE-
CIFICALLY, CENSUS TRACTS 5104, 5108, 5109, AND 5114 - AN AREA OF SOME 50,000 RE-
IDENTS. FUNDS WERE USED TO PARTIALLY FUND THE SALARIES OF FOOT PARTROL OFFICERS
IN THIS DEDICATED UNIT. THE PROJECT BENEFITS AN ESTIMATED 50,000 LOW AND MODER-
ATE INCOME PERSONS BY IMPROVING NEIGHBORHOOD SAFETY IN AREAS PRONE TO HIGHER
CRIME LEVELS.

PROPOSED UNITS

ACTUAL TYPE

50,000 01 - PEOPLE (GENERAL)

50,000

ACTUAL UNITS

41,048

41,048

PGM YEAR: 2008

PROJECT: 0007 - DAVID JON LOUISON FAMILY CENTER

ACTIVITY: 1838 - DAVID JON LOUISON CHILD CARE CENTER

STATUS: COMPLETED 06-30-09

LOCATION:

18 N. ARLINGTON STREET

137 NEWBURY STREET

OBJECTIVE: CREATE SUITABLE LIVING ENVIRONMENTS

OUTCOME: AVAILABILITY/ACCESSIBILITY

MATRIX CODE: 05

REG CITATION: 570.201(E)

NATIONAL OBJ: LMC

DESCRIPTION:

FUNDS WILL SUPPORT SALARIES FOR SOCIAL/CASE WORKERS ASSISTING TRANSITIONAL
TENANTS. THE CENTER PROVIDES SHELTER TO LOWER INCOME HOMELESS INDIVIDUALS AND

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTERGRATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)
BROCKTON, MA - REPORT YEAR 2008

195 WEST ELM STREET
BROCKTON, MA 02301

FINANCING:

INITIAL FUNDING DATE: 12-22-08
ACTIVITY ESTIMATE: 4,500.00
FUNDED AMOUNT: 4,500.00
UNLIQ OBLIGATIONS: 0.00
DRAWN THRU PGM YR: 4,125.00
DRAWN IN PGM YR: 4,125.00

FAMILIES.

	TOTAL #	#HISPANIC
WHITE:	77	29
BLACK/AFRICAN AMERICAN:	72	0
ASIAN:	0	0
AMERICAN INDIAN/ALASKAN NATIVE:	3	0
NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER:	15	0
AMERICAN INDIAN/ALASKAN NATIVE & WHITE:	0	0
ASIAN & WHITE:	0	0
BLACK/AFRICAN AMERICAN & WHITE:	0	0
AM. INDIAN/ALASKAN NATIVE & BLACK/AFRICAN AM:	0	0
OTHER MULTI-RACIAL:	38	0
TOTAL:	205	29

NUMBER OF PERSONS ASSISTED:

TOT EXTREMELY LOW: 205
TOT LOW: 0
TOT MOD: 0
TOT NON LOW MOD: 0
TOTAL: 205
PERCENT LOW / MOD: 100.00
TOTAL FEMALE HEADED: 0

ACCOMPLISHMENTS BY YEAR:

REPORT YEAR PROPOSED TYPE

2008 01 - PEOPLE (GENERAL)
TOTAL: 150

PROPOSED UNITS ACTUAL TYPE

150 01 - PEOPLE (GENERAL)
150

ACTUAL UNITS
205
205

ACCOMPLISHMENT NARRATIVE: CDBG FUNDING HAS BEEN USED TO SUPPORT SALARIES FOR SOCIAL AND CASE WORKERS PROVIDING TRANSITIONAL ASSISTANCE FOR TEMPORARY TENANTS OF THE DAVID JON LOUISON FAMILY CENTER. THIS TRANSITIONAL SHELTER AND THE SUPPORT SERVICES ARE PROVIDED TO EXCLUSIVELY LOWER INCOME HOMELESS INDIVIDUALS AND FAMILIES IN BROCKTON. CDBG FUNDS WERE USED SPECIFICALLY TO PROVIDE A PORTION OF THE SALARY OF A LIFE SKILLS COUNSELOR.

EXTENDED ACTIVITY NARRATIVE: *****

PGM YEAR: 2008

PROJECT: 0008 - FATHER BILL'S MAINSPRING WORK EXPRESS PROGRAM

ACTIVITY: 1839 - FATHER BILL'S MAINSPRING WORK EXPRESS

STATUS: COMPLETED 06-30-09

LOCATION:

54 N. MAIN STREET
BROCKTON, MA 02301

OBJECTIVE: CREATE ECONOMIC OPPORTUNITIES

OUTCOME: AVAILABILITY/ACCESSIBILITY

MATRIX CODE: 05H REG CITATION: 570.201(E) NATIONAL OBJ: LMC

DESCRIPTION:

CDBG FUNDS WILL HELP SUPPORT THE WORK EXPRESS PROGRAM BY HELPING HOMELESS FIND JOBS AND INDEPENDENT LIVING. FUNDS ARE USED TO FUND PERSONNEL COSTS OF TRAINING COORD. AND SUPERVISOR.

FINANCING:

INITIAL FUNDING DATE: 12-22-08
ACTIVITY ESTIMATE: 2,500.00
FUNDED AMOUNT: 2,500.00
UNLIQ OBLIGATIONS: 0.00
DRAWN THRU PGM YR: 2,500.00

	TOTAL #	#HISPANIC
WHITE:	70	3
BLACK/AFRICAN AMERICAN:	12	0
ASIAN:	0	0
AMERICAN INDIAN/ALASKAN NATIVE:	3	0
NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER:	0	0

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DRAWN IN PGM YR:	2,500.00	AMERICAN INDIAN/ALASKAN NATIVE & WHITE:	0	0
NUMBER OF PERSONS ASSISTED:		ASIAN & WHITE:	0	0
TOT EXTREMELY LOW:	TOTAL	BLACK/AFRICAN AMERICAN & WHITE:	0	0
TOT LOW:	87	AM. INDIAN/ALASKAN NATIVE & BLACK/AFRICAN AM:	1	0
TOT MOD:	0	OTHER MULTI-RACIAL:	1	0
TOT NON LOW MOD:	0	TOTAL:	87	3
TOTAL:	87			
PERCENT LOW / MOD:	100.00			
TOTAL FEMALE HEADED:	0			
ACCOMPLISHMENTS BY YEAR:				
REPORT YEAR PROPOSED TYPE				
2008 01 - PEOPLE (GENERAL)	60	60 01 - PEOPLE (GENERAL)		87
TOTAL:	60			87

ACTUAL UNITS

ACCOMPLISHMENT NARRATIVE: CDBG FUNDING SUPPORTED THE WORK EXPRESS PROGRAM THAT ASSISTS HOMELESS PERSONS IN PRODUCTIVE EMPLOYMENT AND INDEPENDENCE BY MEANS OF PROVIDING TRADITIONAL HOUSING, INTENSIVE CASE MANAGEMENT, SUBSTANCE ABUSE COUNSELING AND BASIC SKILLS DEVELOPMENT. THE FUNDS HAVE BEEN USED TO PARTIALLY FUND PERSONNEL COSTS OF COUNSELING, A BASIC SKILLS COORDINATOR AND SUPERVISOR. THE PROGRAM ENROLLS 20 TRAINEES AT A TIME AND DEALS WITH ENDS INVOLVING STREET SWEEPING, GRAFFITI REMOVAL AND VACANT LOT CLEARANCE. THE WORK EXPRESS PROGRAM IS A SIX TO TWELVE MONTH PROGRAM THAT BENEFITS HOMELESS MEN AND WOMEN IN BROCKTON. INDIVIDUAL TRAINING HAS BEEN PROVIDED TO PARTICIPANTS AS THEY ARE PLACED IN 20 HOUR PER WEEK WORK SLOTS WITH LOCAL BUSINESSES, THE PLYMOUTH COUNTY DISTRICT ATTORNEY'S OFFICE AND THE BROCKTON DEPARTMENT OF PUBLIC WORKS.

PGM YEAR: 2008
PROJECT: 0009 - ASSOCIACAO CABO VERDIANA DE BROCKTON (CAPE VERDIAN ASSOC.)
ACTIVITY: 1840 - ASSOCACAO CABO VERDIANA DE BROCKTON
STATUS: COMPLETED 06-30-09
LOCATION: 575 N. MONTELLO STREET
BROCKTON, MA 02301

DESCRIPTION: PROVIDES ESSENTIAL SERVICES LINKING MEMBERS OF NON ENGLISH SPEAKING WITH GENERAL BROCKTON COMMUNITY. OUTREACH, MEDICAL, EDUCATIONAL & LEGAL SERVICES ARE PROVIDED TO LOW/MOD PERSONS

FINANCING:		TOTAL #	#HISPANIC
INITIAL FUNDING DATE:	12-22-08	4	0
ACTIVITY ESTIMATE:	2,300.00	2,876	0
FUNDED AMOUNT:	2,300.00	0	0
UNLIQ OBLIGATIONS:	0.00	0	0
DRAWN THRU PGM YR:	2,108.46	0	0
DRAWN IN PGM YR:	2,108.46	0	0

ASIAN & WHITE:

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NUMBER OF PERSONS ASSISTED:

TOTAL
TOT EXTREMELY LOW: 300
TOT LOW: 1,791
TOT MOD: 894
TOT NON LOW MOD: 0
TOTAL: 2,985
PERCENT LOW / MOD: 100.00
TOTAL FEMALE HEADED: 0

ACCOMPLISHMENTS BY YEAR:

REPORT YEAR PROPOSED TYPE

2008 01 - PEOPLE (GENERAL)

TOTAL:

PROPOSED UNITS ACTUAL TYPE

2,850 01 - PEOPLE (GENERAL)

2,850

ACTUAL UNITS

2,985

2,985

ACCOMPLISHMENT NARRATIVE:

THE ASSOCIACAO CABO VERDIANA DE BROCKTON, INC. PROVIDES ESSENTIAL SERVICES WHICH LINK MEMBERS OF THEIR NON ENGLISH SPEAKING COMMUNITY WITH THE LARGER GENERAL BROCKTON COMMUNITY. AMONG THE SERVICES OFFERED: OUTREACH AND REFERRAL FOR EDUCATIONAL, MEDICAL AND LEGAL RESOURCES AVAILABLE TO LOW AND MODERATE INCOME PERSONS. THE ASSOCIATION ALSO PROVIDES TRANSLATION SERVICES AND CONDUCTS ENGLISH AS A SECOND LANGUAGE CLASSES FOR ITS OVERWHELMINGLY LOW AND MODERATE INCOME CLIENTEL. CDBG FUNDS WERE USED TO PARTIALLY FUND AND SUPPORT ITS STAFFING NEEDS THAT PROVIDED SERVICES TO AN ESTIMATED 2,850 PERSONS THIS YEAR.

EXTENDED ACTIVITY NARRATIVE: FOR ITS OVERWHELMINGLY LOW AND MODERATE INCOME CLIENTEL. CDBG FUNDS WERE USED TO PARTIALLY FUND AND SUPPORT ITS STAFFING NEEDS THAT PROVIDED SERVICES TO AN ESTIMATED 2,850 PERSONS THIS YEAR.

PGM YEAR: 2008

PROJECT: 0010 - HEALTHCARE OF SOUTHEASTERN MASSACHUSETTS

ACTIVITY: 1841 - HEALTH CARE OF SOUTHEASTERN MASSACHUSETT

STATUS: COMPLETED 06-30-09

LOCATION:

SUPPRESSED

BROCKTON, MA 02301

OBJECTIVE: CREATE SUITABLE LIVING ENVIRONMENTS

OUTCOME: AVAILABILITY/ACCESSIBILITY

MATRIX CODE: 05G REG CITATION: 570.201(E) NATIONAL OBJ: LMC

DESCRIPTION:

FUNDS WILL PARTIALLY PAY SALARIES TO LIFE SKILLS COUNSELOR TO PROVIDE ASSISTANCE FOR ABUSE, NUTRITION, HOUSEHOLD ADVOCACY, SUBSTANCE ABUSE & LIFE SKILLS COUNSELING.

FINANCING:

INITIAL FUNDING DATE: 12-22-08
ACTIVITY ESTIMATE: 4,500.00
FUNDED AMOUNT: 4,500.00
UNLIQ OBLIGATIONS: 0.00
DRAWN THRU PGM YR: 4,129.20
DRAWN IN PGM YR: 4,129.20

TOTAL # #HISPANIC

WHITE: 99 0
BLACK/AFRICAN AMERICAN: 58 0
ASIAN: 0 0
AMERICAN INDIAN/ALASKAN NATIVE: 0 0
NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER: 0 0
AMERICAN INDIAN/ALASKAN NATIVE & WHITE: 0 0
ASIAN & WHITE: 0 0
BLACK/AFRICAN AMERICAN & WHITE: 0 0
AM.INDIAN/ALASKAN NATIVE & BLACK/AFRICAN AM: 0 0
OTHER MULTI-RACIAL: 9 0

NUMBER OF PERSONS ASSISTED:

TOTAL 166
TOT EXTREMELY LOW: 0
TOT LOW: 0
TOT MOD: 0
TOT NON LOW MOD: 0

TOTAL:

166

0

ACCOMPLISHMENT NARRATIVE: CDBG FUNDS HAVE PARTLY FILLED THE SALARY NEEDS OF A LIFE SKILLS COUNSELOR FOR WOMEN'S PLACE, AN EMERGENCY SHELTER AT A SECURE AND CONFIDENTIAL BROCKTON LOCATION. AT THIS SHELTER, HEALTHCARE OF SOUTHEASTERN MASS ACHUSTTS OFFERS LIFE SKILLS DEFINED AS: ABUSE COUNSELING, NUTRITIONAL EDUCATION, HOUSEHOLD ADVOCACY, SUBSTANCE ABUSE COUNSELING AND LIFE SKILLS EDUCATION. THE SHELTER PROVIDED SHELTER AND ASSISTANCE TO OVER 160 LOW AND MODERATE INCOME WOMEN AND THEIR CHILDREN. OVER THE PAST YEAR WOMEN PLACED WAS FORCED TO REFER 363 WOMEN TO OTHER SHELTERS OR RELATED SERVICES BECAUSE IT LACKED BED SPACE. THE CENTER'S MISSION IS TO FIRST PROVIDE SHELTER FROM ABUSIVE RELATIONSHIPS; AND SECONDLY TO PREPARE CLIENTS FOR TRANSITION INTO MORE PERMANENT SECURE LIVING ARRANGEMENTS THROUGH SELF-SUFFICIENCY TRAINING.

FINANCING:		TOTAL #	#HISPANIC
INITIAL FUNDING DATE:	12-22-08	335	138
ACTIVITY ESTIMATE:	2,054.00	82	0
FUNDED AMOUNT:	2,054.00	22	0
UNLIQ OBLIGATIONS:	0.00	0	0
DRAWN THRU PGM YR:	2,054.00	1	0
DRAWN IN PGM YR:	2,054.00	0	0
NUMBER OF PERSONS ASSISTED:		0	0
		0	0
		0	0
		0	0
		2	0
TOT EXTREMELY LOW:	291		

TOT NON LOW MOD:	0	
TOTAL:	442	442
PERCENT LOW / MOD:	100.00	
TOTAL FEMALE HEADED:	0	
ACCOMPLISHMENTS BY YEAR:		138

REPORT YEAR	PROPOSED TYPE	PROPOSED UNITS	ACTUAL TYPE	ACTUAL UNITS
2008	01 - PEOPLE (GENERAL)	3,300	01 - PEOPLE (GENERAL)	442
TOTAL:		3,300		442
ACCOMPLISHMENT NARRATIVE:				
<p>BAMSI OPERATES THE DORN DAVIES SENIOR CENTER IN THE CAMPELLO HIGH RISE ELDERLY RESIDENCE. SATELLITE PROGRAMS ARE RUN FROM DORN DAVIES CENTER FOR THREE OTHER WELL PLACED LOCATIONS AS OUTREACH PROGRAMS FOR THE BROCKTON ELDER COMMUNITY AT LARGE. PROGRAMS FOCUS ON SENIOR CITIZENS HEALTH AND NUTRITIONAL NEEDS AS WELL AS RECREATION AND SOCIAL ACTIVITIES AMONG OTHER THINGS. THE CENTER'S CLIENTELE ARE EXCLUSIVELY LOW AND MODERATE INCOME PERSONS. WITH EFFECTIVE OUTREACH PROGRAMS, THE CENTER ASSISTED WELL OVER 400 LOW AND MODERATE INCOME INDIVIDUALS OVER THE COURSE OF THIS YEAR.</p>				
EXTENDED ACTIVITY NARRATIVE:				

PGM YEAR: 2008
PROJECT: 0006 - COSGROVE SWIMMING POOL
ACTIVITY: 1843 - COSGROVE SWIMMING POOL
STATUS: UNDERWAY
LOCATION: 252 CRESCENT STREET
BROCKTON, MA 02301
OBJECTIVE: CREATE SUITABLE LIVING ENVIRONMENTS
OUTCOME: SUSTAINABILITY
MATRIX CODE: 05 REG CITATION: 570.201(E) NATIONAL OBJ: LMA
DESCRIPTION:
COSGROVE POOL IS CENTRALLY LOCATED AMONG LOW/MOD INCOME AREAS OF BROCKTON. FUNDS
ARE USED FOR SALARIES RELATED TO INSTRUCTIONAL/RECREATIONAL PROGRAMS. THE FOCUS
IS SAFETY.

FINANCING:		TOTAL	#HISPANIC
INITIAL FUNDING DATE:	12-22-08		0
ACTIVITY ESTIMATE:	50,000.00		0
FUNDED AMOUNT:	50,000.00		0
UNLIQ OBLIGATIONS:	0.00		0
DRAWN THRU PGM YR:	45,510.00		0
DRAWN IN PGM YR:	45,510.00		0
NUMBER OF ASSISTED:			0
TOTAL			0
TOT EXTREMELY LOW:	0		0
TOT LOW:	0		0
TOT MOD:	0		0
TOT NON LOW MOD:	0		0
TOTAL:			0

REPORT YEAR	PROPOSED TYPE	PROPOSED UNITS	ACTUAL TYPE	ACTUAL UNITS
2008	01 - PEOPLE (GENERAL)	16,150	01 - PEOPLE (GENERAL)	15,960
TOTAL:		16,150		15,960
CENSUS TRACT	PERCENT LOW / MOD:	68.90		
ACCOMPLISHMENT NARRATIVE:	CDBG FUNDS WERE USED TO PROVIDE SALARIES AND SATISFY RELATED EXPENSES FOR INSTRUCTIONAL & RECREATIONAL PROGRAMS AT THE YMCA COSGROVE POOL. DURING THE SUMMER MONTHS UNDERPRIVILEGED CHILDREN FROM LOW & MODERATE I			

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NCOME AREAS ARE TRANSPORTED TO THE POOL WHERE SWIMMING AND WATER SAFETY INSTRUCTION FROM QUALIFIED INSTRUCTORS WAS CONDUCTED. SOME 16,500 YOUTHS BENEFIT FROM THE USE OF THE FACILITY AND INSTRUCTIONAL PROGRAMS.

EXTENDED ACTIVITY NARRATIVE:

PGM YEAR: 2008
 PROJECT: 0012 - CAMP MASSASOIT
 ACTIVITY: 1844 - CAMP MASSASOIT
 STATUS: COMPLETED 06-30-09
 LOCATION:

1 MASSASOIT BLVD.
 BROCKTON, MA 02302

FINANCING:

INITIAL FUNDING DATE: 12-22-08
 ACTIVITY ESTIMATE: 4,087.14
 FUNDED AMOUNT: 4,087.14
 UNLIQ OBLIGATIONS: 0.00
 DRAWN THRU PGM YR: 4,087.14
 DRAWN IN PGM YR: 4,087.14

NUMBER OF PERSONS ASSISTED:

TOT EXTREMELY LOW: 229
 TOT LOW: 43
 TOT MOD: 14
 TOT NON LOW MOD: 0
 TOTAL: 286
 PERCENT LOW / MOD: 100.00
 TOTAL FEMALE HEADED: 0

ACCOMPLISHMENTS BY YEAR:

REPORT YEAR PROPOSED TYPE

2008 01 - PEOPLE (GENERAL)
 TOTAL:

ACCOMPLISHMENT NARRATIVE:

CDBG FUNDING WAS USED TO PROVIDE OPERATING SUPPORT FOR THE OLD COLONY YMCA CAMP MASSASOIT SUMMER PROGRAM. THE CAMP IS A SIX WEEK PROGRAM WHICH RUNS DURING THE SUMMER MONTHS AND BENEFITS LOW AND MODERATE INCOME CHILDREN THROUGHOUT THE CITY OF BROCKTON. ORGANIZED PROGRAMS ARE NOT ONLY RECREATIONAL IN NATURE, BUT ALSO CONSIST OF VALUES ORIENTATION, HEALTH AND FITNESS, SELF-ESTEEM AND CONFIDENCE BUILDING, APPRECIATION OF ETHNIC AND CULTURAL DIVERSITY AND PROBLEM SOLVING SKILLS DEVELOPMENT. THE CAMP PROVIDED THIS PROGRAM FOR 300 YOUTHS IN THE CITY.

EXTENDED ACTIVITY NARRATIVE: ETHNIC AND CULTURAL DIVERSITY AND PROBLEM SOLVING SKILLS DEVELOPMENT. THE CAMP PROVIDED THIS PROGRAM FOR 300 YOUTHS IN THE CITY.

PGM YEAR: 2008

PROJECT: 0014 - GENERAL OFFICE ADMINISTRATION

OBJECTIVE: OBJECTIVE/OUTCOME NOT NECESSARY

OUTCOME: FOR PLANNING/ADMIN ACTIVITIES

OBJECTIVE: CREATE SUITABLE LIVING ENVIRONMENTS

OUTCOME: SUSTAINABILITY

MATRIX CODE: 05D REG CITATION: 570.201(E) NATIONAL OBJ: LMC

DESCRIPTION:

A SIX WEEK SUMMER CAMP PROVIDES LOW/MOD INCOME CHILDREN WITH ORGANIZED ACTIVITIES & SUPERVISED DAY CAMP. KEEPS KIDS AWAY FROM DRUGS, GANGS, VANDALISM AND NEGATIVE BEHAVIOR.

TOTAL # #HISPANIC

WHITE: 86 38
 BLACK/AFRICAN AMERICAN: 78 0
 ASIAN: 12 0
 AMERICAN INDIAN/ALASKAN NATIVE: 0 0
 NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER: 0 0
 AMERICAN INDIAN/ALASKAN NATIVE & WHITE: 0 0
 ASIAN & WHITE: 0 0
 BLACK/AFRICAN AMERICAN & WHITE: 0 0
 AM. INDIAN/ALASKAN NATIVE & BLACK/AFRICAN AM: 0 0
 OTHER MULTI-RACIAL: 110 0

TOTAL:

286

38

PROPOSED UNITS ACTUAL TYPE

300 01 - PEOPLE (GENERAL)
 300

ACTUAL UNITS

286
 286

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ACTIVITY: 1845 - GENERAL OFFICE ADMINISTRATION
STATUS: COMPLETED 08-04-09

MATRIX CODE: 21A REG CITATION: 570.206 NATIONAL OBJ:

LOCATION:

140 SCHOOL STREET
BROCKTON, MA 02302

DESCRIPTION:

BUILDING A BETTER BROCKTON UTILIZES THESE FUNDS FOR COORDINATION OVERSIGHT, IMPLEMENTATION AND COMPLIANCE AS IT CARRIES OUT ACTIVITIES IDENTIFIED IN THE ONE YEAR ACTION PLAN.

FINANCING:

INITIAL FUNDING DATE: 12-22-08
ACTIVITY ESTIMATE: 244,043.21
FUNDED AMOUNT: 244,043.21
UNLIQ OBLIGATIONS: 0.00
DRAWN THRU PGM YR: 227,369.96
DRAWN IN PGM YR: 227,369.96

TOTAL # #HISPANIC

WHITE: 0
BLACK/AFRICAN AMERICAN: 0
ASIAN: 0
AMERICAN INDIAN/ALASKAN NATIVE: 0
NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER: 0
AMERICAN INDIAN/ALASKAN NATIVE & WHITE: 0
ASIAN & WHITE: 0
BLACK/AFRICAN AMERICAN & WHITE: 0
AM.INDIAN/ALASKAN NATIVE & BLACK/AFRICAN AM: 0
OTHER MULTI-RACIAL: 0

NUMBER OF ASSISTED:

TOT EXTREMELY LOW: 0
TOT LOW: 0
TOT MOD: 0
TOT NON LOW MOD: 0
TOTAL: 0
PERCENT LOW / MOD: 0.00
TOTAL FEMALE HEADED: 0
ACCOMPLISHMENTS BY YEAR:

REPORT YEAR PROPOSED TYPE

2008

PROPOSED UNITS ACTUAL TYPE

TOTAL: 0 0

ACTUAL UNITS

0 0

ACCOMPLISHMENT NARRATIVE:

CDBG FUNDS WERE EXPENDED FOR GENERAL OFFICE OVERSIGHT ADMINISTRATIVE COSTS IN THE AMOUNT OF \$244,043.21. THE DIFFERENCE BETWEEN THE AMOUNT OF F ALLOCATION AND THE AMOUNT DRAWDOWN IS \$39,756.79. THE REMAINING FUNDS WILL BE DESIGNATED TO OTHER PROJECTS IN THE 2009 PLAN YEAR THAT ARE EITHER UNDERFUNDED OR TO ASSIST UNFORESEEN NEEDS DURING THE COURSE OF THE YEAR.

EXTENDED ACTIVITY NARRATIVE: *****

PGM YEAR: 2008

PROJECT: 0001 - RESCUE OF FORECLOSED HOMES

ACTIVITY: 1849 - RESCUE OF FORECLOSED HOMES

STATUS: UNDERWAY

LOCATION:

CENSUS TRACKS 5101 5102 5103 5104 5105.01 510
5.02 5105.03 5106 5107 5108 5109 5110 5111 51
12 5113.01 5113.02 5114 5115
BROCKTON, MA 02301

FINANCING:

TOTAL # #HISPANIC

OBJECTIVE: PROVIDE DECENT AFFORDABLE HOUSING

OUTCOME: SUSTAINABILITY

MATRIX CODE: 14G REG CITATION: 570.202

NATIONAL OBJ: LMH

DESCRIPTION:

BECAUSE THE FORECLOSURE CRISIS CONTINUES TO HIT ALL SECTIONS OF THE CITY, AND BECAUSE FORECLOSURES ARE COMPLEX, THE BRA CANNOT TARGET SPECIFIC AREAS BUT RATHER A CASE BY CASE BASIS

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TOT EXTREMELY LOW:	0	OTHER MULTI-RACIAL:	0	0
TOT LOW:	0			
TOT MOD:	0			
TOT NON LOW MOD:	0	TOTAL:	0	0
TOTAL:	0			
PERCENT LOW / MOD:	0.00			
TOTAL FEMALE HEADED:	0			
ACCOMPLISHMENTS BY YEAR:				
REPORT YEAR PROPOSED TYPE		PROPOSED UNITS	ACTUAL TYPE	ACTUAL UNITS
2008 08 - BUSINESSES		10 08 - BUSINESSES		0
TOTAL:		10		0

CENSUS TRACT PERCENT LOW / MOD: 74.10

ACCOMPLISHMENT NARRATIVE: THE BBB HAS PREPARED AN AMENDMENT TO THE 2008 FACADE IMPROVEMENT PROJE
CT. DURING THE 2009 PLAN YEAR THE GOAL OF THE PROGRAM IS TO REVITALIZE
THE DOWNTOWN CORE OF THE CITY. ONE NEED IS MORE OFF STREET PARKING FA
CILITIES TO SUPPORT ECONOMIC DEVELOPMENT. THE CITY HAS ESTABLISHED A L
OAN POOL FOR DOWNTOWN BUSINESS FACADE AND SIGNAGE UPGRADES AND BUSINES
S EXPANSION ENHANCEMENT PURPOSES. ADMINISTARTED BY THE BBB.

EXTENDED ACTIVITY NARRATIVE: *****

PGM YEAR: 2008
PROJECT: 0003 - PLANNING - ONE YEAR ACTION PLAN
ACTIVITY: 1851 - PLANNING - ONE YEAR ACTION PLAN
STATUS: FUNDS BUDGETED
LOCATION: 50 SCHOOL STREET
BROCKTON, MA 02301

MATRIX CODE: 21E REG CITATION: 570.206 NATIONAL OBJ:

DESCRIPTION:

CDBG FUNDS WERE USED TO PREPARE BROCKTON'S ANNUAL PLAN FOR CDBG AND HOME FUNDING
AND RESOURCES IN ORDER TO CARRY OUT THE OBJECTIVES OF THE CONSOLIDATED PLAN.

	TOTAL #	#HISPANIC
WHITE:	0	0
BLACK/AFRICAN AMERICAN:	0	0
ASIAN:	0	0
AMERICAN INDIAN/ALASKAN NATIVE:	0	0
NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER:	0	0
AMERICAN INDIAN/ALASKAN NATIVE & WHITE:	0	0
ASIAN & WHITE:	0	0
BLACK/AFRICAN AMERICAN & WHITE:	0	0
AM. INDIAN/ALASKAN NATIVE & BLACK/AFRICAN AM:	0	0
OTHER MULTI-RACIAL:	0	0

TOTAL:

0 0

NUMBER OF ASSISTED:

TOT EXTREMELY LOW:	0
TOT LOW:	0
TOT MOD:	0
TOT NON LOW MOD:	0
TOTAL:	0
PERCENT LOW / MOD:	0.00
TOTAL FEMALE HEADED:	0
ACCOMPLISHMENTS BY YEAR:	

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REPORT YEAR	PROPOSED TYPE	PROPOSED UNITS	ACTUAL TYPE	ACTUAL UNITS
2008		0		0
TOTAL:		0		0

ACCOMPLISHMENT NARRATIVE: THE BBB HAS A SMALL STAFF OF FIVE PEOPLE AND WILL REQUIRE OUTSIDE ASSI
STANCE IN ORDER TO PREPARE THE FY2009 ACTION PLAN FOR CDBG AND HOME FU
NDS. THE BUILDING A BETTER BROCKTON, INC. WILL BE ASSISTED BY A CONSUL
TANT IN THE PREPARATION OF THE NEW FY2009 ANNUAL PLAN; THE CONSULTANT
WILL BE SELECTED FOLLOWING A PUBLIC PROCUREMENT PROCESS.

EXTENDED ACTIVITY NARRATIVE:

TOTAL ACTIVITY ESTIMATE : 12,071,442.51
TOTAL FUNDED AMOUNT : 12,071,442.51
TOTAL AMOUNT DRAWN THRU PGM YR : 11,120,095.32
TOTAL AMOUNT DRAWN IN PGM YR : 728,952.47
TOTAL AMOUNT DRAWN IN PGM YR : 728,952.47

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PLAN YR - PROJECT	PGM	PROJECT ESTIMATE	COMMITTED AMOUNT	AMOUNT DRAWN THRU REPORT YEAR	AMOUNT AVAILABLE TO DRAW	AMOUNT DRAWN IN REPORT YEAR

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO)

2007-0017	COMMUNITY HOUSING DEVELOPMENT ORG. (CHDO)/NEW CONSTRUCTION					
	HOME	656,226.00	565,000.00	565,000.00	0.00	565,000.00

DESCRIPTION: THE BROCKTON HOUSING AUTHORITY WILL SET ASIDE FUNDS TO ASSIST IN THE CONSTRUCTION OF NEW LOW AND MODERATE INCOME HOUSING UNITS. THESE WILL CONSIST OF ONE DUPLEX MODULAR STRUCTURE, WITH EACH UNIT CONTAINING TWO OR THREE BEDROOMS AND A SINGLE FAMILY STRUCTURE, MOST LIKELY WITH THREE BEDROOMS. THE THREE MODULAR UNITS WILL BE DELIVERED TO THE SPECIFIED SITES (PLOT 173 NORTH WARREN AVENUE - CENSUS TRACT 5109; AND PLOT 9 SPRING STREET - ALSO CENSUS TRACT 5109) AND BE ASSEMBLED THERE BY QUALIFIED CONTRACTOR(S). MODULAR UNITS PURCHASED FROM THE SUPPLIER WILL BE ENERGY STAR COMPLIANT. UPON COMPLETION, THESE UNITS WILL BE TURN-KEYED TO THE BROCKTON HOUSING AUTHORITY - THE LOCAL CHDO. THE BROCKTON HOUSING AUTHORITY WILL OWN, OPERATE AND MAINTAIN THESE UNITS IN ITS PUBLIC HOUSING INVENTORY. TENANTS OF THESE UNITS WILL BE ELIGIBLE LOW AND MODERATE INCOME FAMILIES.

ACCOMPLISHMENTS: PLOT 9 SPRING STREET - HOME FUNDS EXPENDED IN THE AMOUNT OF \$190,000 FOR THE NEW CONSTRUCTION OF A MODULAR THREE BEDROOM SINGLE FAMILY HOME TO BE OWNED AND RENTED BY THE LOCAL CHDO, THE BROCKTON HOUSING AUTHORITY, TO A LOW INCOME(31-50%)FAMILY. PROJECT COMPLETED 2/9/09.

PLOT 173 NORTH WARREN AVENUE - HOME FUNDS EXPENDED IN THE AMOUNT OF \$375,000 FORTHE NEW CONSTRUCTION OF A MODULAR THREE BEDROOM/THREE BEDROOM DUPLEX TO BE OWNED AND RENTED BY THE LOCAL CHDO, THE BROCKTON HOUSING AUTHORITY, TO AN EXTREMELY LOW INCOME (0-30%) AND A LOW INCOME (31-50%) FAMILY. PROJECT COMPLETED 6/19/09

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PLAN YR - PROJECT	PGM	PROJECT ESTIMATE	COMMITTED AMOUNT	AMOUNT DRAWN THRU REPORT YEAR	AMOUNT AVAILABLE TO DRAW	AMOUNT DRAWN IN REPORT YEAR
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SUBSTANTIAL REHABILITATION

2007-0023	SUBSTANTIAL REHABILITATION - SMAHC					
	HOME	131,226.00	131,226.00	109,683.00	11,543.00	109,683.00

DESCRIPTION: UNCOMMITTED FY07 CHDO SET-ASIDE FUNDS AND NON-UTILIZED HOMEOWNER REHABILITATION FUNDS WERE TRANSFERRED TO THIS PROJECT TO REHABILITATE A MULTI-FAMILY FORECLOSED PROPERTY TO BE OWNED AND RENTED TO ELIGIBLE LOW/MOD INCOME FAMILIES BY A LOCAL NON-PROFIT - SOUTHEASTERN MASSACHUSETTS AFFORDABLE HOUSING CORPORATION. THE REHABILITATION IS PART OF A JOINT VENTURE BETWEEN THE PAUL & PHYLLIS FIREMAN FOUNDATION, DHCD, SMAHC, AND THE HOME PROGRAM TO REHAB VACANT, FORECLOSED , HOUSING WITHIN THE CITY OF BROCKTON AND RENTING THOSE UNITS TO LOW/MOD INCOME FAMILIES.

ACCOMPLISHMENTS: 106 FORD STREET - HOME FUNDS COMMITTED IN THE AMOUNT OF \$131,226 FOR THE SUBSTANTIAL REHABILITATION, INCLUDING, DELEADING, OF A THREE FAMILY FORECLOSED PROPERTY TO BE OWNED AND RENTED BY SMAHC. FUNDS EXPENDED DURING FY08 IN THE AMOUNT OF \$109,683. REHAB IS EXPECTED TO BE COMPLETED AND THE PROPERTY TENANTED IN THE EARLY FALL OF 2009.

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BROCKTON, MA - FOR REPORT YEAR 2008

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COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO)

2008-0015	COMMUNITY HOUSING DEVELOPMENT ORG. (CHDO)/NEW CONSTRUCTION					
	HOME	442,000.00	410,000.00	178,679.00	231,321.00	178,679.00

DESCRIPTION: THE BROCKTON HOUSING AUTHORITY WILL SET ASIDE HOME FUNDS TO ASSIST IN THE CONSTRUCTION OF FIVE NEW LOW-INCOME RENTAL HOUSING UNITS. THESE UNITS WILL BE DEVELOPED ON THE SITE OF THE DEMOLISHED EDGAR SCHOOL BUILDING. THE BROCKTON HOUSING AUTHORITY WILL BE COMBINING THE HOME FUNDS WITH OTHER FUNDING UNDER ITS CONTROL TO UNDERTAKE THIS PROJECT. THESE ENERGY STAR COMPLIANT UNITS WILL BE OWNED AND OPERATED BY THE BROCKTON HOUSING AUTHORITY - THE LOCAL CHDO. THE BROCKTON HOUSING AUTHORITY WILL MAINTAIN THESE UNITS IN ITS PUBLIC HOUSING INVENTORY. TENANTS OF THESE UNITS WILL BE ELIGIBLE LOW-INCOME FAMILIES.

ACCOMPLISHMENTS: LOT 3, PLOT 12 S FULLER STREET - HOME FUNDS COMMITTED IN THE AMOUNT OF \$190,000 FOR THE NEW CONSTRUCTION OF A MODULAR THREE BEDROOM SINGLE FAMILY HOME TO BE OWNED AND RENTED BY THE LOCAL CHDO, THE BROCKTON HOUSING AUTHORITY, TO A LOW INCOME FAMILY. FUNDS EXPENDED DURING FY08 IN THE AMOUNT OF \$147,082.00

LOT 2, PLOT 12 S FULLER STREET - HOME FUNDS COMMITTED IN THE AMOUNT OF \$220,000 FOR THE NEW CONSTRUCTION OF A MODULAR THREE BEDROOM SINGLE FAMILY HOME TO BE OWNED AND RENTED BY THE LOCAL CHDO, THE BROCKTON HOUSING AUTHORITY, TO A LOW INCOME FAMILY. FUNDS EXPENDED DURING FY08 IN THE AMOUNT OF \$ 31,597.00

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BROCKTON, MA - FOR REPORT YEAR 2008

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HOMEOWNER PROPERTY REHABILITATION ASSISTANCE

2008-0016 HOMEOWNER PROPERTY REHABILITATION ASSISTANCE

HOME	40,784.00	0.00	0.00	0.00	0.00	0.00
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DESCRIPTION:

HOME FUNDS WILL BE UTILIZED TO PROVIDE PROPERTY REHABILITATION ASSISTANCE TO INCOME ELIGIBLE HOME OWNERS TO CORRECT STATE AND LOCAL CODE VIOLATIONS. THIS MAY INCLUDE THE ELIMINATION OF LEAD BASED PAINT HAZARDS; LARGER LEAD-BASED PAINT REMOVAL NEEDS WILL BE REFERRED TO SELF-HELP, WHICH WILL ASSIST THOSE PROPERTIES THROUGH SUCH PROGRAMS AS "GET THE LEAD OUT". LOW- AND MODERATE-INCOME (AS DEFINED BY HUD GUIDELINES) OWNER OCCUPANTS OF SINGLE FAMILY HOMES CITY-WIDE MAY BE ELIGIBLE FOR DERERRED LOANS/GRANTS FOR THIS PURPOSE OF CORRECTING CODE VIOLATIONS. RECAPTURE PROVISIONS WILL BE REQUIRED IN ALL REHABILITATION AGREEMENTS WITH HOMEOWNERS CALLING FOR REPAYMENT IF THE PROPERTY IS SOLD WITHIN VARYING TIME PERIODS KEYS TO THE SCOPE OF REHABILITATION ACTIVITY. RECAPTURE PROVISIONS WILL BE SECURED BY FILED PROPERTY LIENS.

ACCOMPLISHMENTS: AS OF JUNE 30, 2009, ONE HOMEOWNER REHABILITATION APPLICANT HAS FILED THE REQUIRED PAPERWORK FOR A REHAB GRANT. VERIFICATIONS OF INCOME, ASSETS AND MORTGAGE HAVE BEEN COMPLETED. THE HOUSE HAS BEEN INSPECTED BY A QUALIFIED REHABILITATION SPECIALIST FOR COMPLIANCE WITH STATE AND LOCAL CODES. THE PROPERTY IS IN NEED OF A NEW ROOF. A WORK WRITE-UP AND SPECIFICATIONS WILL BE PREPARED AND SENT OUT TO BID IN JULY 2009. REHAB IS EXPECTED TO BE COMPLETED BY THE END OF AUGUST 2009. ESTIMATED PROJECT COST IS BETWEEN \$15,000 AND \$20,000. ANY REMAINING UNCOMMITTED FUNDS WILL BE CARRIED OVER INTO FY09 FOR HOMEOWNER PROPERTY REHABILITATION ASSISTANCE.

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HOME HOMEBUYER ASSISTANCE

2008-0017 HOME HOMEBUYER ASSISTANCE

HOME	100,000.00	39,210.00	38,310.00	900.00	38,310.00
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DESCRIPTION:

THE BROCKTON HOUSING AUTHORITY WILL UTILIZE HOME HOME FUNDS TO PROVIDE DOWN
PAYMENT ASSISTANCE AND REASONABLE CLOSING COSTS FOR ELIGIBLE LOW AND MODERATE INCOME HOMEBUYERS
CITY-WIDE. ALL HOMEBUYERS ASSISTED UNDER THIS PROGRAM WILL HAVE COMPLETED HOMEBUYER TRAINING
COURSES. RECAPTURE PROVISIONS WILL BE REQUIRED IN ALL ASSISTANCE AGREEMENTS WITH HOMEBUYERS
CALLING FOR REPAYMENT ON AN ANNUAL DECLINING BALANCE BASIS IF THE PROPERTY IS SOLD WITHIN 10
YEARS. RECAPTURE PROVISIONS WILL BE SECURED BY FILED PROPERTY MORTGAGES.

ACCOMPLISHMENTS: DOWNPAYMENT AND/OR CLOSING COSTS ASSISTANCE WAS GIVEN TO 5 INCOME ELIGIBLE FAMILIES FOR
THE FOLLOWING SINGLE FAMILY PROPERTIES:

ADDRESS	FAMILY SIZE	LM%	AMOUNT	STATUS
10 CARLISLE STREET	1	71%	\$ 2,453.00	COMPLETED
513 EAST ASHLAND ST	1	66%	\$ 7,407.00	COMPLETED
223 CLINTON ST, UNIT #8	1	64%	\$ 9,050.00	COMPLETED
661 W CHESTNUT ST	5	53%	\$10,150.00	COMPLETED
297 LINWOOD ST	7	71%	\$ 9,250.00	UNDERWAY

THE REMAINING UNCOMMITTED HOMEBUYER FUNDS WILL BE CARRIED OVER INTO FY09 TO BE EXPENDED ON
INCOME ELIGIBLE HOMEBUYERS FOR DOWN PAYMENT AND CLOSING COST ASSISTANCE.

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PLAN YR - PROJECT	PGM	PROJECT ESTIMATE	COMMITTED AMOUNT	AMOUNT DRAWN THRU REPORT YEAR	AMOUNT AVAILABLE TO DRAW	AMOUNT DRAWN IN REPORT YEAR
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WORK EXPRESS SUPPORTIVE HOUSING DEVELOPMENT

2008-0018 WORK EXPRESS SUPPORTIVE HOUSING DEVELOPMENT

HOME	100,00.00	0.00	0.00	0.00	0.00	0.00
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DESCRIPTION:

HOME FUNDS ALLOCATED TOWARDS THE CREATION OF 32 NEW UNITS OF SUPPORTIVE HOUSING FOR 15 HOMELESS VETERANS, INCLUDING WOMEN, AND 16 CHRONICALLY HOMELESS PERSONS, AND 1 RESIDENT DIRECTOR. THIS SRO PROJECT WILL PLAY A FUNDAMENTAL ROLE IN ACHIEVING THE OBJECTIVE OF THE WORK EXPRESS PROGRAM WHICH PROVIDES HOUSING, COUNSELING, SKILLS DEVELOPMENT AND TRAINEE JOBS TO HOMELESS PERSONS WHO HOPE TO BECOME INDEPENDENT AND SELF-RELIANT AND ULTIMATELY BECOME MAINSTREAMED INTO THE CONVENTIONAL JOB MARKET. THIS PROJECT WILL CONSIST OF MODULAR CONSTRUCTION OF 32 SRO UNITS ON A VACANT PARCEL ADJACENT TO THE MAINSPRING EMERGENCY SHELTER ON SPRING STREET IN BROCKTON. THE TOTAL \$2.68 MILLION PROJECT ENJOYS BROAD SUPPORT INCLUDING THAT OF THE CITY OF BROCKTON WHICH OPTED TO SELL THE PARCEL TO FATHER BILL'S & MAINSPRING FOLLOWING A PUBLIC DISPOSITION PROCESS.

ACCOMPLISHMENTS: ON APRIL 30, 2009 FATHER BILL'S & MAINSPRING TRANSFERRED THE PROPERTY ON SPRING STREET TO

A SINGLE PURPOSE CHAPTER 501(C)(3) ENTITY, WORK EXPRESS HOUSING INC. THE AGREEMENT BETWEEN THE BROCKTON HOUSING AUTHORITY AND WORK EXPRESS HOUSING HAS BEEN PREPARED. ONCE CONSTRUCTION FINANCING FOR THE PROJECT IS CLOSED THE HOME DOCUMENTS WILL BE EXECUTED IN CONJUNCTION WITH THE VARIOUS STATE LOANS (HOUSING STABILIZATION FUNDS - \$1,000,000; HOUSING INNOVATION FUNDS - \$1,000,000; AND AFFORDABLE HOUSING TRUST FUND - \$750,000) WITH MASS HOUSING PARTNERSHIP. THE CLOSING ON THESE LOANS IS EXPECTED IN JULY, 2009. CONSTRUCTION IS EXPECTED TO BEGIN IN THE EARLY FALL OF 2009.

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BROCKTON, MA - FOR REPORT YEAR 2008

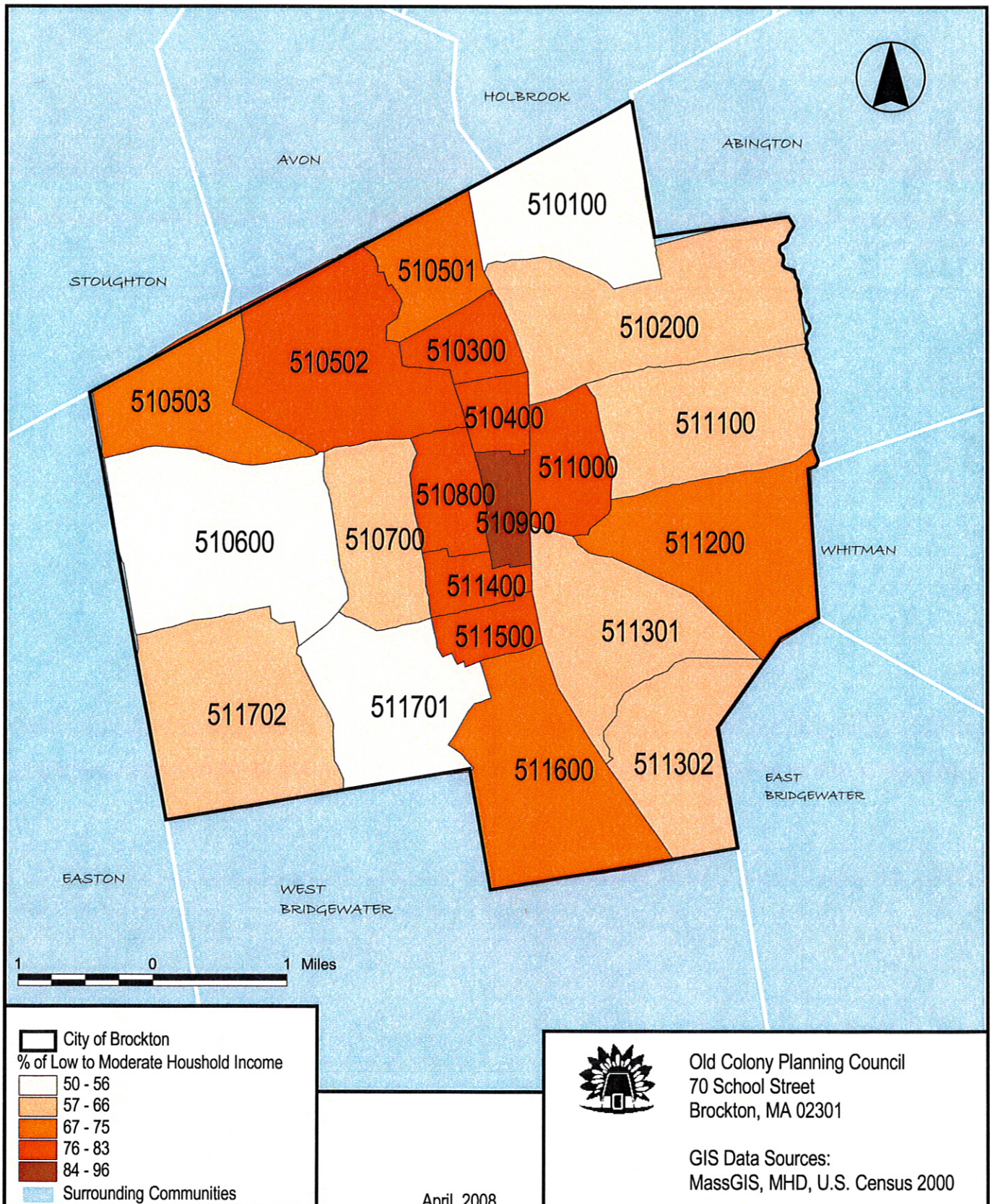
PLAN YR - PROJECT	PGM	PROJECT ESTIMATE	COMMITTED AMOUNT	AMOUNT DRAWN THRU REPORT YEAR	AMOUNT AVAILABLE TO DRAW	AMOUNT DRAWN IN REPORT YEAR
HOME ADMINISTRATION						
2008-0019	HOME ADMINISTRATION					
	HOME	75,860.00	75,860.00	54,664.00	21,196.00	54,664.00

DESCRIPTION: THE BROCKTON HOUSING AUTHORITY UTILIZES THESE HOME FUNDS FOR
COORDINATION AND OVERSIGHT, IMPLEMENTATION AND COMPLIANCE AS IT CARRIES
OUT THE ELIGIBLE HOME ACTIVITIES IDENTIFIED IN THE ONE YEAR ACTION
PLAN.

ACCOMPLISHMENTS: TOTAL HOME ADMIN FUNDS IN THE AMOUNT OF \$54,664 WERE EXPENDED FOR THE 2008
REPORTING PERIOD TO CARRY OUT THE HOME PROGRAM ACTIVITIES FOR NOT ONLY THE
FY08 ONE YEAR ACTION PLAN BUT ALSO THE REMAINING HOME FUNDS ALLOCATED TO THE
CITY OF BROCKTON UNDER THE FY07 GRANT FOR THE PERIOD 7/1/07-6/30/08.
THE AMOUNT EXPENDED IS WITHIN THE 10% CAP ALLOWED TO SPEND ON ADMINISTRATIVE COSTS.

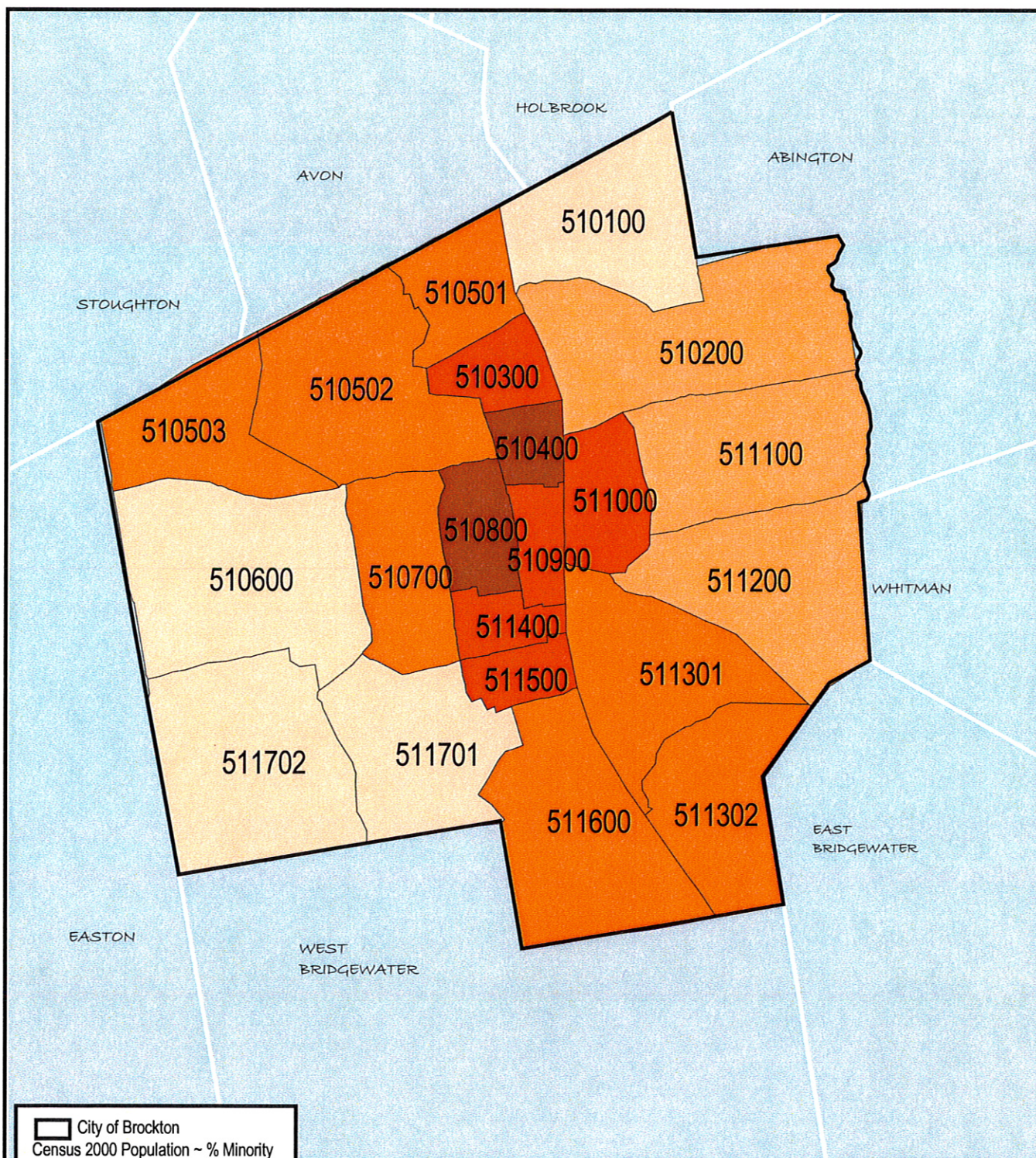
% of Low to Moderate Household Income



City of Brockton
by Census Tract



Minority Distribution

by
Census Tract



 City of Brockton
 Census 2000 Population ~ % Minority
 1% - 10%
 11% - 20%
 21% - 30%
 31% - 40%
 41% - 50%
 51% - 60%
 61% - 70%
 Surrounding Communities
 511702 Indicates Census Tract ID

1 0 1 Miles



April 2008

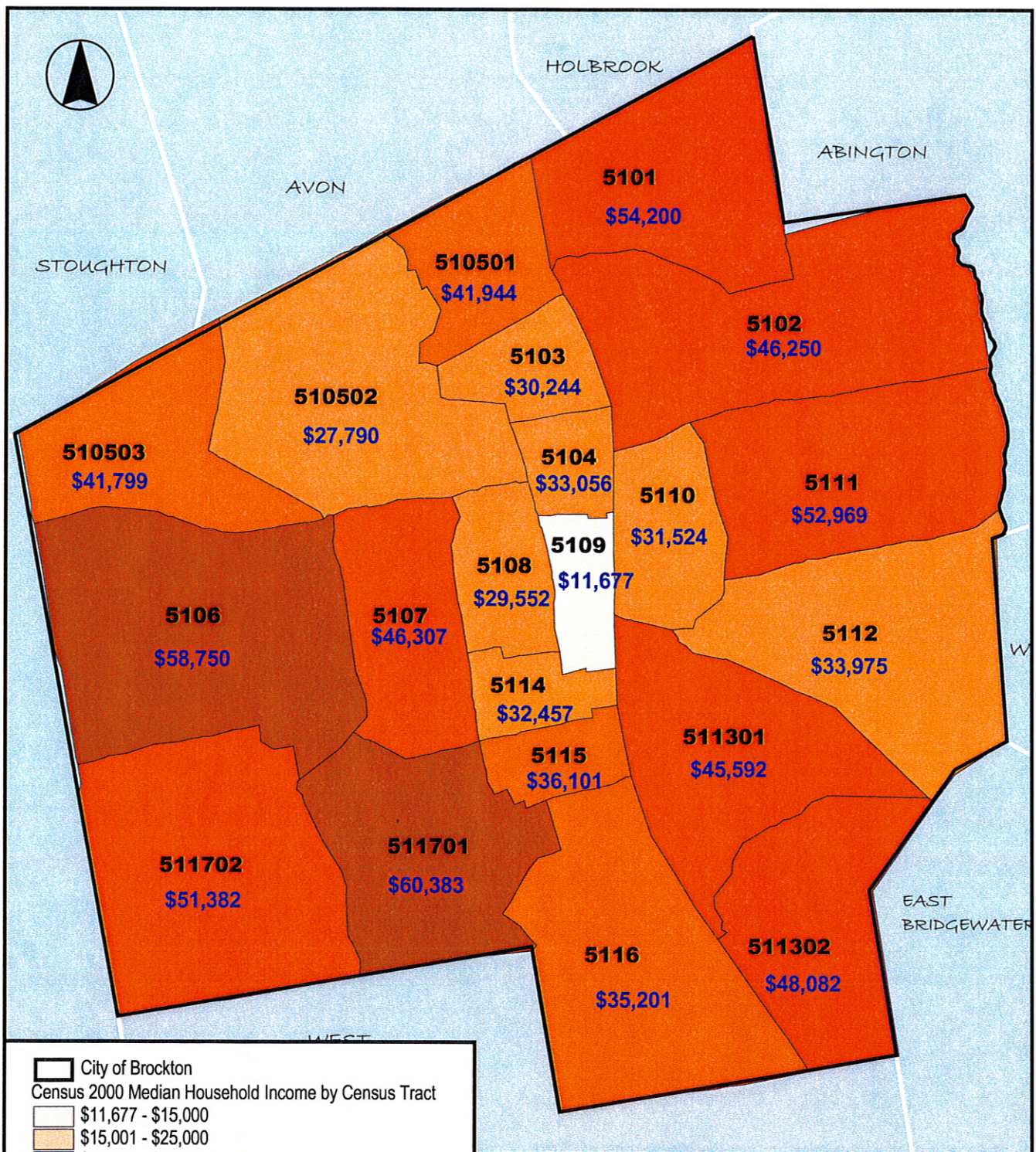


Old Colony Planning Council
 70 School Street
 Brockton, MA 02301

GIS Data Sources:
 MassGIS, US Census 2000

City of Brockton Census Tracts

by Median
Household Income



City of Brockton

Census 2000 Median Household Income by Census Tract

\$11,677 - \$15,000

\$15,001 - \$25,000

\$25,001 - \$35,000

\$35,001 - \$45,000

\$45,001 - \$55,000

\$55,001 - \$60,383

Surrounding Communities

Census Tract

5106

Median Household Income

\$58,750



Old Colony Planning Council
70 School Street
Brockton, MA 02301

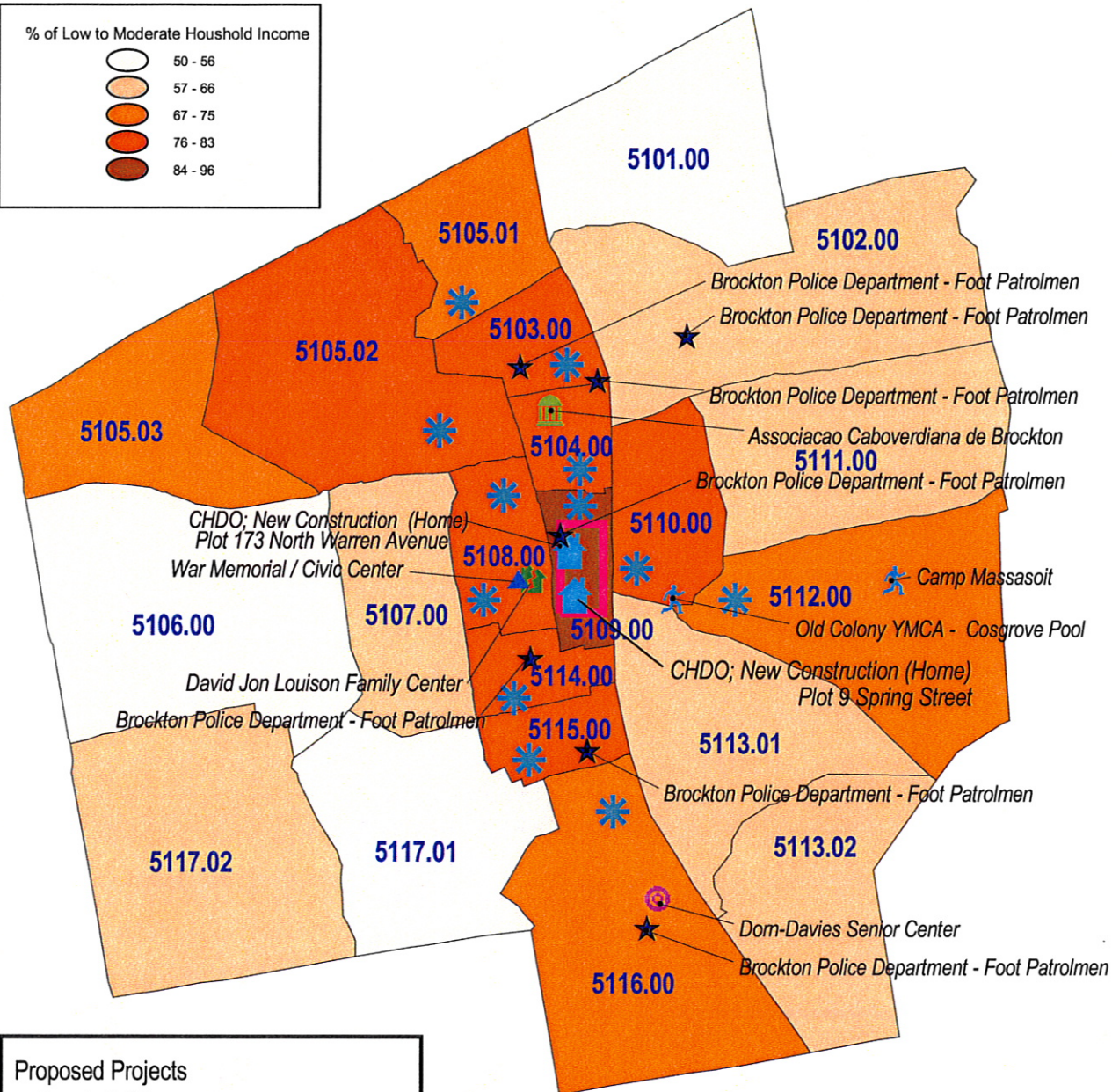
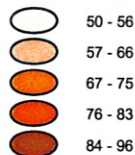
GIS Data Sources:
MassGIS, US Census2000

April, 2008

FY 2008 CDBG/HOME Proposed Projects



% of Low to Moderate Household Income



Proposed Projects

- ★ Anti-Crime
- ▲ Handicapped Access
- 🏠 Homeless-HIV/AIDs
- 🏠 Housing
- 🏢 Public Services
- 👴 Senior Programs
- 👤 Youth Programs
- 🏠 Targeted Economic Development
- ★ CBO - Facade Assistance

1 0 1 Miles

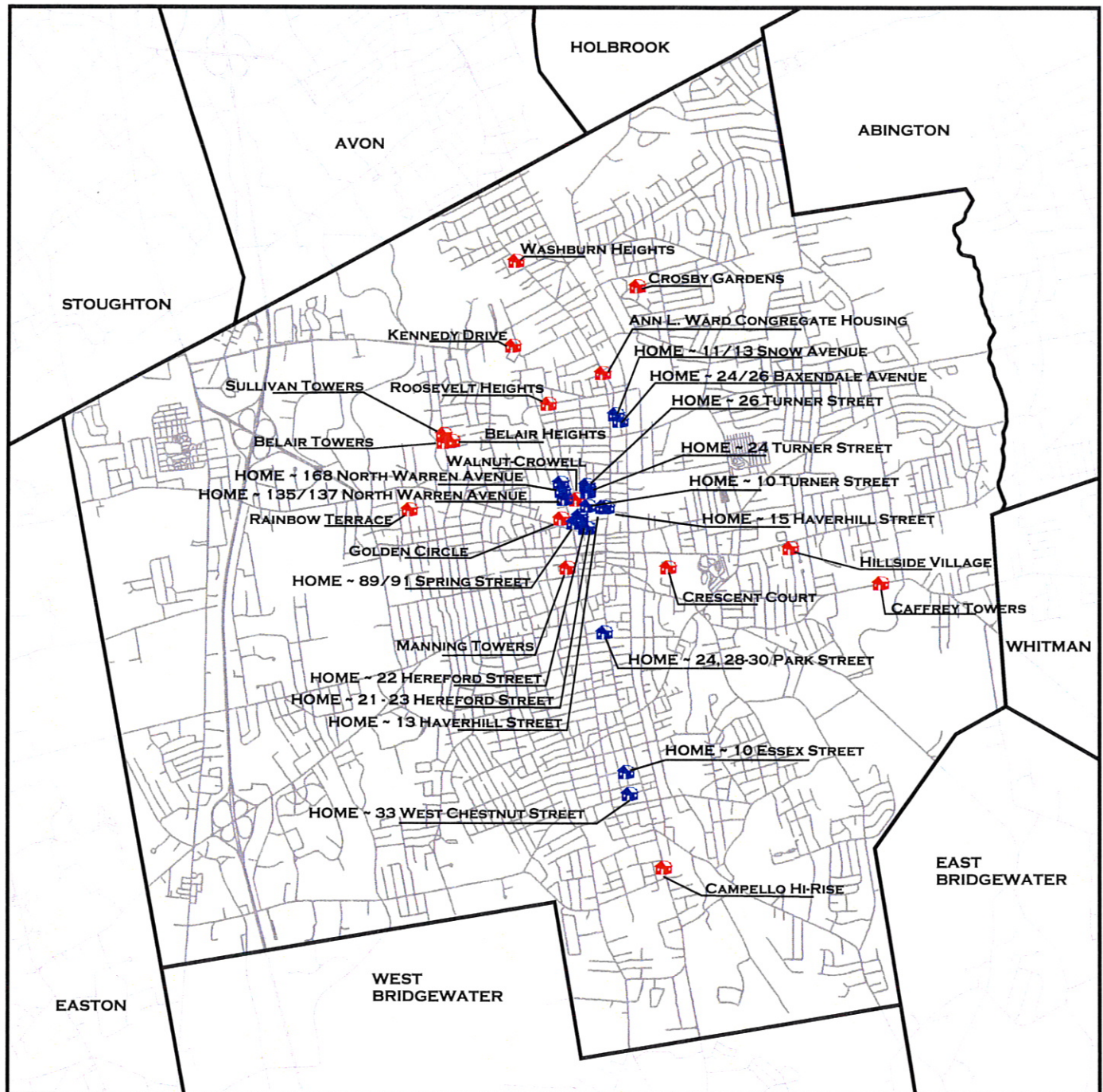


Old Colony Planning Council
70 School Street
Brockton, MA 02301

GIS Data Sources:
USCensus2000, MassGIS, EOTPW, CRA

April, 2008

BROCKTON HOUSING AUTHORITY PUBLIC HOUSING SITES



1 0 1 Miles

PUBLIC HOUSING SITES

- BHA
- HOME
- BROCKTON & CONTIGUOUS COMMUNITIES
- BROCKTON ROADWAYS
- SURROUNDING ROADWAYS



OLD COLONY PLANNING COUNCIL
70 SCHOOL STREET
BROCKTON, MA 02301

GIS SOURCES:
MASSGIS, EOTPW, CRA, BHA

APRIL 2008